LONDON BOROUGH OF TOWER HAMLETS
Core Strategy and Development Control Plan
Adopted for the purpose of development control

Improving the quality of life for everyone living and working in the Borough

September 2007
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Core Strategy
CHAPTER 1

Introduction
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Interim Planning Guidance

The Core Strategy and Development Control Plan comprises Interim Planning Guidance for the purposes of development control in Tower Hamlets. This document has been developed to be consistent with national and regional planning policy, including the London Plan, and provides a mechanism for implementing this guidance at a local level. The Core Strategy and Development Control Plan provides policies which seek to respond to identified local needs, issues and opportunities. This document has been subject to extensive public consultation and a sustainability appraisal.

Spatial Portrait of Tower Hamlets

1.25 The London Borough of Tower Hamlets is a Unitary Authority covering almost 8 square miles of inner East London. The Borough is bounded by the River Thames to the south, the City of London to the west, and the London Boroughs of Newham to the east, and Hackney to the north. Tower Hamlets is one of London’s smallest but most strategically important boroughs because of its close association with the City and location at the western part of the Thames Gateway growth corridor. It is also one of London’s most densely populated boroughs with 115 homes per hectare.

1.26 Heritage

- Tower Hamlets is rich in heritage. The maritime character of the hamlets around the Tower of London, which lends its name to the Borough, has been transformed in appearance over many years
- 16th century shipbuilding history
- 18th century factories and terraced housing
- 19th century warehouses and high walled docks
- 20th century World War II bombing destroyed 24,000 homes and industry
- The Borough now reflects a mix of historical uses and new uses, including financial and legal businesses on the Isle of Dogs and small businesses that have characterised this area for many years
The Borough’s rich economic and cultural history has played a large part in the diversity of communities.

1.27 Economy

- Tower Hamlets' business community continues to grow, bringing greater prosperity and increased inward investment into the Borough
- There has been an increase in financial and business services and associated growth in the service, retail, leisure and hospitality sectors
- Many of the United Kingdom's print media have also relocated to Tower Hamlets
- In the last decade there has been significant employment growth in the banking and financial service sector, and this now represents over 40% of all employment within the Borough
- While office uses dominate the Isle of Dogs at the global centre of Canary Wharf, the City Fringe has a strong focus on creative and cultural industries, tourism and office uses and Leaside has a mix of old and modern industrial and employment uses
- The spectacular redevelopment around Canary Wharf and the City Fringe sits closely alongside some of the most economically deprived areas in the country
- Health, Education and Public Services is a large and growing sector of the economy
- The 2012 Olympic and Paralympic Games will provide significant economic boost over the next ten years.

1.28 Demographics

- Tower Hamlets can be described as a community of communities, reflecting characteristics of location within the Borough, diverse ethnic communities, contrasting levels of socio-economic prosperity, and differing needs and interests
- This diversity adds richness to the quality of life in the Borough, but it also raises the importance of community cohesion
- Population of 200,000
- High levels of population growth
- Almost half the Borough’s population is made up of people from ‘minority’ groups
- Bangladeshi community makes up 34% of the Borough’s population
• 7% of the population is from African/Caribbean backgrounds
• Just over half the population are under 30 and nearly a quarter are under 16
• 34% of the total population is aged 20-34, compared to 20% for England
• 17% of the population have a limiting long-term illness
• 0.5% of the population are same sex couples cohabiting.

1.29 Housing

• Housing is the most extensive land-use in the Borough, providing homes for local residents, and dominating the local environment
• House prices have risen sharply in recent years
• The proportion of affordable housing in comparison to the overall total of housing in the Borough is declining
• Average household sizes have dropped
• High levels of overcrowding still exist in the Borough
• There is an overwhelming demand for all housing, especially affordable and family housing
• Tower Hamlets is fundamental to the growth of London and is under pressure to provide new housing for a growing population
• The Initial Alterations to the London Plan 2005 gives an overall housing provision target of 31,500 from 2007 to 2016 Land prices increased by 87% between 1999 and 2004
• There is pressure for higher density development.

1.30 Town Centres and Services

• The Borough’s town centres are primarily vibrant and healthy centres
• Whitechapel and Roman Road have high numbers of vacant units
• Whitechapel, Bethnal Green and Canary Wharf attract shoppers from wide catchment areas
• Markets are a distinctive feature of Tower Hamlets with around 30 different markets having over 2,000 different stalls, which are an important resource for local people and attract visitors to the Borough
• Retail expenditure is forecast to grow in both the convenience and comparison sectors
• Brick Lane and Canary Wharf are the main evening destinations for eating and drinking within the Borough
• Visitors to the Borough are attracted by the strong evening and night-time economy, museums and art galleries, the Tower of London and Tower Bridge, as well as the Spitalfields and Columbia Road markets
• Local services are provided by a network of neighbourhood centres, the Royal London Hospital, modern integrated Primary Health Care facilities, libraries, Idea Stores, and community and leisure centres.

1.31 Parks and Open Spaces
• The Borough has over 120 parks and open spaces, including the award winning Mile End Park, farms, play areas, nature reserves, green corridors and sites of importance for nature conservation
• The Blue Ribbon Network runs through the Borough, including the River Thames, the canal network and other tributaries, rivers and streams
• The Docks are unique, historically important local assets that add to the quality of life through the leisure opportunities they provide.

1.32 Transport
• The Borough is well connected to the London transport system with overland rail and underground services, light rail, and bus services
• There are currently high levels of traffic and congestion on main roads, and a high demand for parking spaces
• Pedestrians and cyclists face physical barriers that limit accessibility.

1.33 Education
• There are 69 primary schools in the Borough
• In the academic year 2003/2004 primary education was delivered to 19,464 pupils
• There are 16 secondary schools in the Borough
• In the academic year 2003/04, primary education was delivered to 19,464 pupils
• In the academic year 2003/04, secondary education was delivered to 12,877 11 to 15 year olds and 1,638 16 to 19 year olds
• There were 2,528 16 year olds in state sector school sixth form learning in 2003; of these 1,964 or 77.7% stayed on in sixth forms within the Borough
• Tower Hamlets schools have a proud record of being among the most rapidly improving in England
• There are a number of higher education colleges and universities based in the Borough
• Over 200 languages are spoken in Tower Hamlets schools.

Issues facing Tower Hamlets and the Drivers for Change

1.34 The following contextual issues have been identified during the research and development of Tower Hamlets’ Local Development Framework and have shaped the Vision and Core Strategy.

Sustainable Development

1.35 Sustainable communities and sustainable development are central to the new planning system. Tower Hamlets is determined to create places where people want to live, work, study and visit, and which will enable people to meet their aspirations and potential and leave a positive legacy for future generations.

1.36 There are three fundamental components to sustainable development: environmental protection, economic growth and social equity. Sustainable development therefore occurs when we find the means to address economic development simultaneously and equally with environmental protection, while also ensuring that the most disadvantaged people in our society are given the ability to improve their quality of life.

Climate Change

1.37 Climate change is increasingly recognised as one of the most severe global problems we are facing today. The Government has committed to reducing carbon dioxide emissions by 20% before 2010 (on 1990 levels) and by 60% before 2050. Comprehensive and co-ordinated action is required to reduce emissions and tackle climate change.

Promoting Equality of Opportunity

1.38 Tower Hamlets’ corporate equality policy takes full account of the vibrant cultural and ethnic diversity of the Borough’s population and requires that an Equality Impact Assessment be undertaken to ensure the Local Development Framework positively contributes to diversity and does not create outcomes that disadvantage groups and individuals because of race, gender, disability, faith or religion, sexual orientation or age. The Local Development Framework seeks to respond to needs expressed by the variety of local residents. This is detailed in our Statement of Community Involvement.
Social exclusion and deprivation

1.39 Social issues, including unemployment, literacy, health and low income levels all impact upon the well-being of communities. The needs of local communities and neighbourhoods must be recognised if they are to benefit from development in the Borough.

The 2012 Olympic and Paralympic Games

1.40 The Games has the potential to act as a catalyst for positive change to not only drive economic growth, but to help address social and environmental issues. However, co-ordinated, proactive policy and implementation measures are required to ensure the Games provide benefits to all of East London’s communities.

Economic growth and employment

1.41 London is a global financial and business centre and Tower Hamlets has a strategic role contributing to this status. The Borough has become a busy hub of knowledge-based industries, including the United Kingdom’s largest financial services district outside the City of London. Economic development also needs to focus on promoting other growth industries, such as tourism and the creative industries, whilst land for distribution and warehousing needs protecting in appropriate locations to promote sustainable transport patterns and a diversity of employment opportunities. Smaller local firms are an important part of a diverse economic base and provide a range of employment opportunities. The 2012 Olympic and Paralympic Games will also drive economic growth and tourism. It is crucial that the economic benefits of investment are effectively harnessed and made to work for the people and businesses of Tower Hamlets, to give them a real share in the prosperity of the future.

Serving Communities

1.42 Town centres of all sizes have a crucial role to play for communities. They provide a range of civic, employment, leisure and transport services as well as shopping. Consequently, they provide an important focus for local communities. Maintaining the vitality (liveliness) and viability (economic prospects) of town centres is critical in promoting sustainable communities.

1.43 Social and community facilities are a vital part of viable, healthy and cohesive communities, and population growth must be accompanied by sufficient facilities to ensure development is sustainable. The redevelopment of the Royal London Hospital in Whitechapel is one example of the need to modernise the Borough’s social and community facilities. Many areas will need new and improved facilities
that are accessible to all. Similarly, open spaces function as important places for social cohesion and health and leisure, and contribute to community well-being.

1.44 Public utilities are essential to provide for the basic needs of people living and working in the Borough. It is essential that these services are provided and maintained at an adequate level and help to facilitate growth.

1.45 At the heart of the Community Plan is the proposition that services should be personalised and delivered on as localised a basis as possible, close to where people live and work, and with extended hours of opening, delivering quality services to the health networks established by the multi-agency partnership.

Housing

1.46 There is an urgent need for more good quality housing, including affordable housing, across the Borough. A mix of tenures, types and sizes is also needed across the Borough in order to meet the housing needs of all households. This includes a range of family and non-family sized dwellings. New housing needs to provide for the diverse housing needs of all people within the Borough, including specialist forms of housing.

Design and Conservation

1.47 Design has a significant impact on quality of life. Pressure for more intensive development on larger scales is a significant issue facing Tower Hamlets. Urban design can play an important role in creating accessible, well connected, safe and secure environments that people enjoy being in. The impact of this on the built form and character of local areas and how this affects communities needs careful consideration. There is an increasing demand for tall buildings throughout the Borough, which can have significant impacts on their immediate surroundings and on the skyline and views across London. Safeguarding the distinctive heritage of the Borough needs to be balanced against the need and demand for new development. New development needs to be well-integrated with existing neighbourhoods and communities, in order to avoid fragmentation.

Natural Resources

1.48 Protecting the natural environment and managing waste effectively contributes to sustainable communities and minimises pollution and climate change. The natural environment is crucial to the quality of life in urban areas. Tower Hamlets provides many public open spaces, however there are areas of deficiency. More high quality public open spaces are needed to serve the growing population and encourage
nature conservation and biodiversity.

1.49 All types of air, noise, water, light and land pollution have an impact on the environment and amenity of people in the Borough. As a densely developed urban area, the environmental implications from development need to be assessed carefully, as the impacts can be significant and cumulative.

1.50 Development can increase the risk of local flooding through hard surfaces that increase run-off during rainfall. A large proportion of the Borough is covered by a Flood Risk Area that indicates land vulnerable to flood risk.

**Waste Management**

1.51 Protecting the natural environment means addressing issues of waste reduction, disposal and use. Careful planning for waste management sites and facilities is critically important with a growing population and a decline in the availability of traditional landfill sites.

**Transport**

1.52 The Borough has low levels of car ownership meaning there is a high reliance on public transport services. The Borough is also one of the best connected Local Authority areas in the United Kingdom, with a wide range of buses, underground railways, the Docklands Light Railway, overland rail services and the London City Airport nearby. The Borough’s transport links will be further improved by the development of Crossrail. However, while there is a range of public transport provision, there is a lack of local connectivity in some parts of the Borough. A key issue is the focus of movement east-west, with more limited services in north-south directions.

1.53 Road traffic contributes to poor health, adds to noise pollution and is the main cause of air pollution in London. Emissions from road traffic account for 80 – 90% of all air pollution and 50% of nitrogen oxides discharged locally. Therefore, reducing the need to travel, particularly unnecessary motorised travel, and improving the walking and cycling environment will contribute to sustainable communities and improve access to local services.
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1 ODPM, Planning Policy Statement 12: Local Development Frameworks (2005), endorses a spatial planning approach to Local Development Frameworks. Spatial planning goes beyond traditional land-use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.


Chapter 2

Implementing the Core Strategy
2. Implementing the Core Strategy

2.0 The Council recognises the critical relationship between spatial policies and their implementation to achieve the Core Strategy’s objectives. Spatial planning goes beyond traditional land-use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This has been developed in partnership with a wide range of local and regional stakeholders, giving clear consideration to the implementation of core policies.

Integrating Implementation throughout the Core Strategy

2.1 The Council has sought to integrate a wide range of implementation mechanisms throughout the Core Strategy. Each policy theme is followed by an indication of the primary mechanisms through which the policy will be delivered. The main implementation mechanisms will include:

Council Resources

2.2 The Council will direct its resources and co-ordinate other public sector investment toward achieving the spatial vision and objectives which reflect Tower Hamlets Community Plan priorities.

Development Control

2.3 The Core Strategy sets out spatial policies that impact on land-use but cannot be delivered entirely through the approval and refusal of planning applications. However, the Council recognises the important role played by the private sector in delivering change and growth. Consequently, the Development Control process is an important mechanism to achieve sustainable development. The Council will also seek to work effectively with private sector partners through pre-application discussion on potential applications. Furthermore, the Council will take proactive measures to engage the private sector in social, environmental and economic projects that contribute to achieving the overall objectives of the Core Strategy and the Community Plan.

Proactive Planning Tools

2.4 As well as Development Control, the Council will use a range of mechanisms to ensure the spatial vision and objectives set out in this Core Strategy are delivered. Statutory planning tools will include, but are not limited to, Area Action Plans, Supplementary Planning Documents (including master plans, development briefs and design codes), local development orders and conservation area statements. These tools will be developed in partnership with appropriate
stakeholders including the public and land owners and in accordance with the Borough’s Statement of Community Involvement.

**Partnership Working**

2.5 The Council will work in partnership to research and deliver non-statutory regeneration programmes and strategies such as the Neighbourhood Renewal Strategy, Local Area Agreements, Local Enterprise Growth Initiatives and other area-based regeneration programmes including New Deal for Communities. The Council will continue to ensure the Core Strategy and other documents within the Local Development Framework are closely coordinated with relevant local, regional and national strategies, such as the Primary Care Trust’s Health and Well-being Strategy, to ensure public service provision and land-use priorities are well integrated.

2.6 The Council will also work with regional and sub-regional agencies responsible for delivering economic, social and environmental programmes, including the London Thames Gateway Development Corporation and the Greater London Authority.

**Compulsory Purchase**

2.7 The Council will use its compulsory purchase powers to carry out any function that is in the public interest. Compulsory purchase powers are recognised as an important tool for effective and efficient urban regeneration, as they provide a means of assembling the land needed to help deliver social and economic change. The Council will also work with other agencies that have compulsory purchase powers, to secure sustainable regeneration in Tower Hamlets.

**Enforcement**

2.8 The Council will take enforcement action against breaches of planning control where it is expedient to do so, having regard to policies set out in this document and any other material considerations.

2.9 Development that takes place outside planning control can undermine the implementation of the Council’s vision and policies and cause harm to the public interest. Therefore, when breaches of planning control come to the Council’s notice, the Council will investigate each case and, if considered expedient, will take appropriate action to remedy the breach of control.

**Planning Obligations**

2.10 Planning obligations are generally agreed between local planning authorities and developers, in the context of granting planning
permission, to ensure that a proposed development contributes to the creation of sustainable communities. In some cases, developments may have an adverse impact on people that do not benefit directly from them. To remedy this, contributions towards physical and social infrastructure can be agreed.

2.11 For Tower Hamlets, the priorities are for securing contributions towards the provision of affordable housing and necessary physical and social infrastructure. However, all development proposals will be considered on their own merits and planning obligations will be sought accordingly.

2.12 Government guidance states that a planning obligation must be relevant to planning, necessary to make the proposed development acceptable in planning terms, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other aspects.

2.13 Planning obligations are intended to make acceptable development which would otherwise be unacceptable in planning terms. There is scope for planning obligations to prescribe the nature of a development, compensate for loss or damage created by a development, or mitigate a development’s impact. The outcome of all three of these uses of planning obligations should be that the proposed development is made to accord with local, London-wide and national planning policies.

2.14 Further detailed guidance will be set out in a Supplementary Planning Document. This will detail levels of contributions and procedures for securing planning obligations.

**IMP1 Planning Obligations**

1. The Council will seek to secure planning obligations, provided either on or off site, or through financial contributions.

2. The Council may seek planning obligations for:
   a) open space;
   b) public realm improvements;
   c) public transport;
   d) highways, pedestrian and cycling improvements;
   e) affordable housing;
   f) environmental sustainability initiatives;
   g) employment space and employment and training initiatives;
   h) education contributions;

See Circular 05/05: Planning Obligations
i) public art;

j) social and community facilities;

k) health facilities; and

l) addressing other issues associated with a development proposal where planning conditions are not suitable.

Implementation

IMP1 Planning Obligations will be implemented by:

• seeking planning obligations where it is not possible to deal with the matter through the imposition of conditions;

• the Council indicating to prospective developers the nature of the planning obligation(s) likely to be required as early as possible, including, where appropriate, in the form of Area Action Plans and Supplementary Planning Documents, including area specific development briefs and master plans;

• establishing procedures for the pooling of financial contributions associated with two or more development proposals, in order to fairly and efficiently mitigate the combined or cumulative adverse impacts of development proposals and/or to maximise the effectiveness of individual contributions; opportunities for the pooling of monies may be identified in Area Action Plans and Supplementary Planning Documents, including area specific development briefs and master plans; other situations, such as development clusters and cross-borough developments may be appropriate for the pooling of contributions;

• the Council working with key partners to carry out obligations, in particular the delivery of affordable housing, community facilities, employment initiatives and training programmes;

• the Council monitoring the expenditure and progress of planning obligations;

• charging administration and monitoring fees in respect of planning obligations, where appropriate. These will depend on the value and nature of the contributions, whether financial or in-kind, and the number of obligations; and

• documents such as Area Action Plans, master plans and Supplementary Planning Documents, providing further detail on specific types of planning obligations that may be sought as part of development proposals.
## Monitoring IMP1 Planning Obligations

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number of affordable housing units secured</th>
<th>Community Plan Theme</th>
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</thead>
<tbody>
<tr>
<td><strong>Target</strong></td>
<td>Increase in the number of units secured the previous year</td>
<td>Living Well</td>
</tr>
<tr>
<td><strong>Data Source</strong></td>
<td>LBTH Development Schemes Team and LBTH Planning Applications Database</td>
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</table>

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Financial contribution secured for health per residential unit</th>
<th>Community Plan Theme</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target</strong></td>
<td>Increase in the amount secured the previous year</td>
<td>Living Well</td>
</tr>
<tr>
<td><strong>Data Source</strong></td>
<td>LBTH Development Schemes Team</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Financial contribution secured for education per residential unit</th>
<th>Community Plan Theme</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target</strong></td>
<td>Increase in the amount secured the previous year</td>
<td>Learning, Achievement and Leisure</td>
</tr>
<tr>
<td><strong>Data Source</strong></td>
<td>LBTH Development Schemes Team</td>
<td></td>
</tr>
</tbody>
</table>
Monitoring and Review

2.15 The Council will monitor the impact and effectiveness of policies on development, to assess whether we are achieving our objectives and, ultimately, the spatial vision. The Council will also monitor changes to Government and regional guidance.

2.16 The Annual Monitoring Report will report on Local Output Indicators (contained within the Core Strategy after relevant core policies), Core Output Indicators (Schedule 1), Significant Effects Indicators (Schedule 2), as well as Contextual Indicators.

2.17 Local Output Indicators and Significant Effects Indicators have targets associated with them. Working towards these targets will be central in achieving the vision and strategic objectives set out in the Core Strategy. The Local Output Indicators have been selected because together they will measure progress against all of the strategic objectives linked to the Community Plan.

2.18 The Annual Monitoring Report will identify where policies are not working to achieve the vision and strategic objectives, and where there are implementation issues that need to be addressed. It will also include any changes to indicators, where this is considered necessary.

* ODPM, Circular 05/05: Planning Obligations.
C H A P T E R

3

Spatial strategy
3. Spatial strategy

Tower Hamlets Spatial Strategy for Development

3.0 This chapter sets out key elements of Tower Hamlets’ spatial strategy for development, to turn the Community Plan vision into a reality. It sets out the Council’s spatial vision and objectives to address the key issues facing the Borough between 2006 and 2016 through a managed approach to sustainable growth.

3.1 The chapter sets out the cross-cutting themes that underpin the Borough’s Core Strategy and the thematic policies which are illustrated through the Key Diagram.

3.2 The Core Policies in this chapter have been identified through the Sustainability Appraisal as having a positive impact on the environment. These cross-cutting Core Policies are also considered to be key tools for mitigating the possible negative impacts on sustainability, which could arise through the implementation of other policies in this Plan. The implementation of these cross-cutting Core Policies will be critical in order to ensure the Core Strategy and Development Control Policies contribute to sustainable growth.

The Community Plan Vision

3.3 The overall vision for Tower Hamlets is to improve the quality of life for everyone living and working in the Borough. Specifically, the Community Plan seeks to make Tower Hamlets:

- a better place for living safely - reducing crime, making people feel safer and creating a more secure, cleaner greener environment;
- a better place for living well - improving housing, health and social care and promoting healthy living;
- a better place for creating and sharing prosperity - bringing investment into the Borough and ensuring that all our residents and businesses are in a position to benefit from and contribute to growing economic prosperity;
- a better place for learning, achievement and leisure - raising educational aspirations, expectations and achievement, providing the widest range of arts and leisure opportunities for all and celebrating the rich cultural diversity of our communities;
- a better place for excellent public services - improving public services for local people to make sure they represent good value for money and are provided in ways that meet local needs.
Spatial Vision

3.4 The Local Development Framework is the spatial strategy for delivering the Community Plan vision over the next 10 years through positive and pro-active planning that guides the required new development in a way which reflects the needs of the wider community. The Core Strategy therefore sets out the following Spatial Vision for the Borough which incorporates and builds on the Community Plan vision:

Improving Today, Shaping Tomorrow

By 2016 Tower Hamlets will be a thriving and vibrant place, where diversity is celebrated and different communities flourish, and where people want to live, work, shop, enjoy leisure time and learn new skills. Services will be more responsive to people’s needs and views, and where possible, be provided locally, close to where people live and work.

Homes, jobs, shopping centres, leisure, arts and tourism facilities will be available to all, following successful and lasting regeneration led by the 2012 Olympic and Paralympic Games. Investment, careful planning and partnership working will ensure housing and job growth is supported by adequate provision of well-designed, modern transport, utilities and social infrastructure, all vital to the sustainable development of Tower Hamlets.

Local communities will be enjoyable places, where people of all ages, backgrounds and ethnicities live together. There will be a high standard of liveability. The diverse needs of the people in the Borough are considered and community planning is tailored to maximise participation from the community.

Businesses in the Borough will be environmentally sustainable. Effective working relationships between the public and private sector will enable the Isle of Dogs and City Fringe to continue to grow as internationally important business locations. Thriving support industries and small businesses will be located throughout the Borough with industrial activity focused in Fish Island and other locations with appropriate characteristics, such as access to strategic roads. Concentrations of creative industries will be flourishing particularly in the City Fringe, Leamouth and Bromley-by-Bow.

The Isle of Dogs Major Centre will build on its existing success as a thriving and vibrant location to shop, with a wide range of restaurants and bars, healthcare, leisure and conference facilities. All of Tower Hamlets’ town centres will be vibrant and a new neighbourhood centre at Bromley-by-Bow will provide an important focus for new development and improvement in Leaside.
There will be a high quality housing environment in Tower Hamlets at a density that incorporates good design and the principles of sustainable development. Housing growth will be achieved through the managed regeneration of previously developed land, and will be well integrated into existing neighbourhoods with good access to services. New housing will provide a wide range of different sized and accessible homes, including a significant portion that is affordable. Homes will be available to rent and buy that meet the needs of the local community and attract new residents, including families. Continued partnership working, through the Tower Hamlets Partnership, will result in the sustainable renewal of the Borough’s most deprived neighbourhoods and housing estates.

Everyone will have easy access to a full range of modern healthcare and educational facilities which are well sited in accessible locations across the Borough. A world class medical cluster will continue to develop around Royal London Hospital at Whitechapel. New and expanded schools will facilitate high educational achievement as will modern higher education institutions clustered in Aldgate and the Queen Mary University Campus in Globe Town. Many social and community facilities will be co-located to improve access to services.

A vibrant range of cultural, leisure and entertainment facilities will be located throughout Tower Hamlets, primarily in the Borough’s town centres, and will meet the needs of Tower Hamlets’ diverse communities. Facilities will be well integrated with existing and new developments, encouraging people to come together from different communities and incorporating the needs of young, older and disabled people. Good design of buildings and public spaces, and local policing will lead to safer neighbourhoods.

The transport network will be safe, reliable, convenient and physically accessible. The highest density development will be located in parts of the Borough supported by excellent public transport infrastructure. Transport improvements will continue to be closely integrated with new and existing development. The timely delivery of public transport improvements, such as Crossrail – with an interchange at Canary Wharf and Whitechapel - and the East London Line extension, will underpin sustainable growth. People living, working, studying, visiting and recreating within the Borough will also be frequently using other sustainable forms of transport including cycling and walking, encouraged by the high quality public realm and improved connectivity.

The Borough will continue to move towards greater energy efficiency and environmentally responsible development. The quality of our air and waterways will have improved and through public, private and third
sector efforts there will have been a dramatic increase in the amount of waste recycled. Open spaces, waterways, and the docks will improve as centrepieces for recreation and relaxation and will link local people with Tower Hamlets’ rich biodiversity. A new district park at Leven Road will increase the overall provision of parks, as will publicly accessible open spaces in major development within the City Fringe and Isle of Dogs.

Public spaces will be well designed so they are safe for all to use. The improved and accessible environment will help local people to live longer, healthier and happier lives. All new buildings will incorporate the highest standard of sustainable, accessible urban design, architecture and innovation, and areas of conservation value will be preserved and enriched by a well integrated, contemporary built form. Good design and landmark architecture will ensure the Borough contributes to London as a global city, with clusters of tall buildings in the strategic business locations of the City Fringe and the northern part of the Isle of Dogs. All areas will be safe, attractive, full of local character, accessible and vibrant.
3.5 The Key Diagram shows the Spatial Strategy for Tower Hamlets and highlights how the vision will be implemented over the next 10 years.
### Objectives

3.6 The Local Development Framework seeks to achieve the priority outcomes agreed by the Local Strategic Partnership. These translate to the Objectives for the Core Strategy and make a clear link with the Community Plan themes (refer to Table CS1).

Table CS1 – Objectives

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Community Plan Theme</th>
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<tbody>
<tr>
<td>1.  A Cleaner, Greener, Safer Tower Hamlets</td>
<td>Living Safely</td>
</tr>
<tr>
<td>2.  Decent Homes in Decent Neighbourhoods</td>
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<tr>
<td>3.  Healthier Communities</td>
<td>Living Well</td>
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<tr>
<td>4.  Improved Outcomes for Vulnerable Children &amp; Adults</td>
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<tr>
<td>5.  Securing Sustainable Communities</td>
<td>Creating and Sharing Prosperity</td>
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<tr>
<td>6.  Increased Local Employment</td>
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<tr>
<td>7.  Increased Educational Attainment</td>
<td>Learning, Achievement and Leisure</td>
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<tr>
<td>8.  Increased Participation in Sporting, Leisure and Cultural Activities</td>
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<tr>
<td>9.  Efficient and Effective Services</td>
<td></td>
</tr>
<tr>
<td>10. Locally Focused Services Empowering Local People</td>
<td>Excellent Public Services</td>
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<tr>
<td>11. Stronger and More Cohesive Communities</td>
<td></td>
</tr>
<tr>
<td>12. Improved Equality of Opportunity</td>
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</tbody>
</table>
Cross-cutting Themes for a Sustainable Community

CP1. Creating Sustainable Communities

The Council will require all new development to contribute to creating and maintaining sustainable communities by:

1. Facilitating growth that:
   a) contributes to providing choice, including a choice in housing and jobs, that is supportive of the diverse needs of communities;
   b) contributes positively to the local and regional economy;
   c) ensures social equity for all people in Tower Hamlets, both now and in the future;
   d) ensures sustainable patterns of development that focuses growth in locations that reduce the need to travel; and
   e) is supported by adequate infrastructure and services, taking into account cumulative impacts.

2. Providing the highest quality design which:
   a) creates places that are active, well connected and safe;
   b) ensures an accessible and inclusive environment for all; and
   c) seeks to achieve the highest level of amenity and improves liveability in the Borough.

3. Implementing environmentally sustainable measures which:
   a) demonstrate a prudent use of natural resources;
   b) minimise both the short and long-term impacts on the natural environment, both locally and globally; and
   c) are directly responsive to local environmental conditions.

3.7 Tower Hamlets wants to promote sustainable communities by creating places where people want to live, work, study and visit, and which will enable people to meet their aspirations and potential. Consequently, the concept of sustainable communities runs throughout the Local Development Framework.

3.8 Sustainable communities and sustainable development are central to the new planning system. There is a statutory requirement for local authorities to undertake their functions with a view to contributing to the achievement of sustainable development. The Council is therefore determined to ensure that its actions lead to sustainable improvements.
3.9 The Government has defined sustainable communities as ‘places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to high quality of life. They are safe and inclusive, well planned, built and run, and offer equal opportunity and good services for all.’

3.10 Government guidance takes the definition of sustainable development from the Brundtland Report as development ‘that seeks to meet the needs of the present generation without compromising the ability of future generations to meet their own needs.’ The Brundtland Report highlighted three fundamental components of sustainable development: environmental protection, economic growth and social equity. Sustainable development therefore occurs when we find the means to address economic development simultaneously and equally with environmental protection, while also insuring that the most disadvantaged people in our society are given the ability to improve their quality of life.

3.11 This policy has been identified in the Sustainability Appraisal as being a primary tool for mitigating possible negative impacts on the environment, which may arise through the implementation of other policies in the Local Development Framework. All planning applications assessed by the Council will be considered in the context of contributing to creating sustainable communities.

Implementation

CP1 Creating Sustainable Communities will be implemented by:

- the Council implementing all Core Policies;
- the Council’s Development Control Policies;
- the Council working in partnership with all relevant stakeholders throughout the lifetime of the Development Plan Document, in order to ensure that development contributes to the on-going improvement of the Borough; and
- the Council requiring Social Impact Assessments or Social Impact Comments for planning applications.

Monitoring

Core Output Indicators (refer to Schedule 1: Core Output Indicators) and Local Output Indicators will be reported in the Annual Monitoring Report and will measure the effectiveness of the policies in the Core Strategy in terms of delivering sustainable development and creating sustainable communities.
CP2. Equality of Opportunity

To deliver an effective and fair planning service by developing and implementing policies and proposals which respond to the diversity and specific needs of the Borough and do not result in any disadvantage to groups and individuals because of race, gender, disability, faith or religion, sexual orientation or age.

3.12 Planning policies are frequently based on the assumption that there is a common interest across the community. This can result in the interests of a very significant proportion of the population being adversely affected.

3.13 The Council is committed to creating an environment in which everyone in Tower Hamlets can take full part in the social, cultural and economic wealth of the Borough. It is important that all development contributes to this commitment.

3.14 Our vision is to improve the quality of life for everyone living, working and studying in the Borough. We want a thriving community in which people feel at ease with one another, have good standards of achievement and employment opportunities, experience a higher standard of living and good health and enjoy a safe, attractive and user-friendly environment, together with a wide range of cultural, leisure and learning opportunities.13

3.15 Recent research commissioned by the Government14 emphasises the importance of local planning authorities embracing the diversity agenda and the need for issues of diversity to be fully considered at all stages in policy development and the delivery of goods and services. The Race Relations Amendment Act 2000 requires all public bodies to consider the impact of race relations on all aspects of all their services provided. This legislation requires local authorities to assess all strategies and policies in terms of their impact on Black and Minority Ethnic communities. In Tower Hamlets a broader approach has been adopted in the undertaking to complete an Equalities Impact Assessment and to expand the process to include age, gender, ethnicity, disability and sexuality.

3.16 This policy will be used as a key tool to address any possible negative impacts on the community, through the implementation of development which may create direct or indirect inequalities.

Implementation

CP2 Equality of Opportunity will be implemented by:

- the Council implementing other Core Policies;
• the Council’s Development Control Policies;
• the Council requiring that issues of equalities for individual planning applications, outline applications and development briefs be addressed through Social Impact Assessments or Social Impact Comments. The Council will work with applicants in pre-application discussions to determine whether a Social Impact Assessment or Comment is required;
• the Council undertaking an Equalities Impact Assessment during the preparation of any development plan document;
• the Council undertaking an Equalities Impact Assessment during the preparation of any Supplementary Planning Document (including a master plan); and
• the Council requiring Design and Access Statements for most planning applications, which are to demonstrate the incorporation of inclusive design principles.

Monitoring

Contextual Indicators will be reported in the Annual Monitoring Report to consider the effects of policies and inform the interpretation of output and significant effects indicators, taking into account the social, environmental and economic circumstances that exist in Tower Hamlets.

CP3. Sustainable Environment

1. The Council will proactively work to protect and enhance the quality of the environment, ensure the prudent use of natural resources, and contribute to tackling climate change. Measures will include, but not be limited to, ensuring all development, over its lifetime:

   a) protects and assists in improving air, land and water quality, including by minimising air, noise, land and water pollution;

   b) prevents harm to biodiversity;

   c) is appropriately located and designed to ensure the prevention of harm to areas of nature conservation value;

   d) incorporates sustainable design practices;

   e) minimises demand for, and ensures the sustainable use of water, energy, minerals and other natural resources, including minimising the use of non-renewable resources;
f) minimises greenhouse gas emissions;
g) reduces the risk of flooding;
h) incorporates effective waste management and recycling initiatives; and
i) prevents people and the environment from being at risk from hazardous substances.

2. In carrying out its planning functions, including the assessment planning applications, the Council will:

a) take into account all the potential impacts of development, including the indirect, cumulative and long-term impacts; and
b) adopt the precautionary principle where there are threats of serious or irreversible environmental damage.

3.17 The Council recognises its critical role in addressing climate change, protecting and improving environmental quality within the Borough, and contributing to regional and global sustainable environmental objectives. The Council has identified its commitment to improving the environment within the Community Plan, and the Local Development Framework will be one of the key tools for the Council to deliver its environmental objectives.

3.18 The Government and the Mayor of London have identified the importance of protecting the environment, including ensuring the prudent use of natural resources, in order to contribute to the achievement of a more sustainable future. The Council is seeking to provide the best development outcomes for both the human and natural environments now and into the future. Therefore the Council will take a holistic approach to sustainable development by ensuring sustainable environmental objectives are a theme that runs through the Local Development Framework to support the Government’s objectives.

3.19 Development activities can consume substantial amounts of resources such as water, energy and scarce natural building materials and can result in pollution, generate waste, contribute to risk of flooding, and in certain circumstances result in land or water contamination. It is critical to manage these potential impacts of development. The Council expects development proposals to respond to the real concerns over environmental degradation and climate change by including measures to improve the conservation of resources and the quality of the environment.

3.20 Development should contribute to the efficient use and management of natural resources, minimise all types of pollution and protect the
natural environment. The Council will encourage a resource-efficient approach to the purchasing and use of construction materials for development. Sustainable construction can result in development that is efficient and affordable, socially acceptable, and not damaging to the environment. Ensuring sustainable design and construction would substantially improve the environmental performance of development.

3.21 The Council requires that the impact of development on such matters as water conservation, waste production, biodiversity, the appropriateness of the location, noise, energy consumption, minerals and other natural resources are fully considered. The Council supports improvements in the population of targeted species identified in the local and regional Biodiversity Action Plans and species and habitats protected under the Wildlife and Countryside Act 1981 and the Habitat Regulation. The Council’s approach is to support growth whilst carefully working to manage the likely risks that development might bring. In adopting the precautionary principle the Council is conforming to an important approach which the Government is committed to applying. This principle requires that the Council acts prudently to avoid the possibility of irreversible environmental damage, where the impacts of a proposed development are uncertain or there are good grounds for believing that significant damage could occur. It is the duty of the applicant to demonstrate that there would be no harmful effect on the environment. Proposals will be assessed in terms of their sustainable development value and environmental implications, including cumulative effects, irrespective of whether or not a formal Environmental Impact Assessment is required.

3.22 The Sustainability Appraisal has identified that this policy will be used to ensure that any potential negative impacts on the environment, resulting from a proposed development, are satisfactorily mitigated.

Implementation

CP3 Sustainable Environment will be implemented by:

- the Council implementing other Core Policies;
- the Council’s Development Control Policies;
- London Borough of Tower Hamlets Air Quality Action Plan;
- the Council implementing the Government’s Climate Change Programme;
- the Council promoting the use of sustainable transport options;
- the Council supporting the need for effective flood defence mechanisms;
• the Council’s application of Building Regulations;
• the Council ensuring that Environmental Impact Assessment is undertaken for appropriate development proposals in accordance with Government regulations, including by the Council screening planning applications to determine if Environmental Impact Assessment is required;
• ensuring compliance with the Council’s Code of Construction Practice;
• the Council seeking Planning Obligations for environmental sustainability initiatives;
• the Council’s Planning Standard 1: Noise;
• the Council requiring the use of Construction Environmental Management Plans for development;
• the Council’s contaminated land register held by Tower Hamlets Environmental Health;
• partnership working with relevant statutory agencies including, but not limited to, the Environment Agency;
• the European Union Water Framework Directive 2000;
• the Council working in partnership with water companies (Thames Water) and sewerage providers to ensure all development incorporates water conservation measures; and
• the use of Sustainable Urban Drainage Systems.

**Monitoring**

Significant Effects Indicators (refer to Schedule 2: Significant Effects Indicators) will be reported in the Annual Monitoring Report and will reflect the effects of the implementation of the policies and be linked to the sustainability appraisal objectives.

**CP4. Good Design**

The Council will ensure development creates buildings and spaces of high quality design and construction that are sustainable, accessible, attractive, safe and well integrated with their surrounds. To achieve this, good design principles must be integral to development, and be considered at the earliest possible stage. In achieving good design, development should:
a) respect its local context, including the character, bulk and scale of the surrounding area;

b) contribute to the enhancement or creation of local distinctiveness;

c) incorporate sustainable and inclusive design principles;

d) protect amenity, including privacy and access to daylight and sunlight;

e) use high quality architecture and landscape design; and

f) assist in creating a well-connected public realm and environments that are easy to navigate.

3.23 Good design is central to the Borough’s successful regeneration. It requires well-planned high quality buildings and spaces that respond sensitively to the surrounding context. Good design avoids segregation and addresses the connections between people and places by considering the needs of people to access jobs and key services.

3.24 The Community Plan identifies that Tower Hamlets’ residents want an improved image for the Borough, and the Council is committed to ensuring this occurs. Achieving good design in new development and through redevelopment projects will assist in improving the image of the Borough.

3.25 The Government and the Mayor of London are promoting the need for good design. The Government identifies good design as a key element in delivering sustainable communities and seeks boroughs to include policies in their Local Development Frameworks to ensure development adopts good design principles. The Government also identifies that good design can help to achieve the Government’s objectives of making the best use of previously-developed land and improving the quality and attractiveness of residential areas. Furthermore, the Mayor for London also identifies good design as being central to all the objectives of the London Plan.

3.26 The Council wants to ensure good design is integral to all new development, as well as ensure improvements are made to create a well-connected public realm of streets, squares, courtyards, and open spaces. Well-planned public spaces bring people together and provide opportunities for physical activity and recreation.

3.27 Development, whatever its scale, cannot be viewed in isolation. Good design comes from an understanding of, and appropriate response to, the context and setting of development. Depending on the scale and nature of proposed development, and its potential impacts, the
context may reach further than the immediate surrounding environment. Considerations include townscape, landscape, the pattern of streets and spaces, building traditions and materials.

3.28 The principles of good design also seek to enhance or create local distinctiveness – or locally distinctive character. The Government encourages local authorities to promote local distinctiveness through their Local Development Frameworks, rather than require development to comply with prescriptive design standards. Promoting local distinctiveness can also be achieved through the inclusion of public art in the public realm.

3.29 Sustainability, inclusive design and the protection of amenity are integral to good design. This policy has been identified as a key tool for minimising and mitigating possible negative impacts on the environment, and improving the sustainability of development within the Borough. The Council is committed to ensuring these sustainability measures are key considerations in new development. In achieving sustainable and inclusive environments, it is important to promote design that is adaptable and durable to ensure buildings have a longer life span and are flexible to meet the changing needs of its occupants and the community in general.

Implementation

CP4 Good Design will be implemented by:

- the Council implementing other Core Policies;
- the Council requiring a Design and Access Statement to be submitted with most planning applications to demonstrate how development achieves good design;
- the Council assessing planning applications against the Council’s development control policies relating to high quality design, inclusive design, public art, and landscaping;
- Area Action Plans identifying specific design principles to be taken into account as part of any development proposal within the Area Action Plan Area;
- the Council seeking planning obligations to secure public realm improvements in accordance with the Council’s Planning Obligations Supplementary Planning Document;
- the Council preparing a Supplementary Planning Document, demonstrating how good design can be achieved in Tower Hamlets;
- the Council preparing a Supplementary Planning Document on Advertisements;
• the Council seeking the provision of public art as part of development, either through direct provision or through planning obligations, in accordance with the Council’s Planning Obligations Supplementary Planning Document;

• the Council preparing Design Codes; and

• the Council ensuring the principles of good design are incorporated within all new master plans and development briefs, to provide guidance about how good design should be achieved in specific areas within Tower Hamlets.

Monitoring

<table>
<thead>
<tr>
<th>Indicator</th>
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**CPS. Supporting Infrastructure**

The Council will seek to ensure the capacity of all infrastructure is adequate to support development. Development should be accommodated by existing or planned infrastructure, or specific measures proposed by the applicant to increase infrastructure capacity (or reduce demand in relation to transport and utilities infrastructure). The individual and cumulative impact of development on all infrastructure will be taken into account.

3.30 With increasing pressure for development in Tower Hamlets, the Council wants to ensure that growth can be supported by necessary social and physical infrastructure. The Government has identified that the capacity of existing, and the need for additional, infrastructure is a key consideration in planning for future growth.21

3.31 Major developments can have an adverse impact on social and community facilities, transport and utilities networks, but several smaller developments can also have an impact and it is important to consider the combined or ‘cumulative’ impact of development.

3.32 Infrastructure includes the transport network, utilities (including electricity, gas, water, wastewater and telecommunications services), social and community facilities and open space.
3.33 The transport network includes public transport and the strategic and local road network including the A11, A12 (Blackwall tunnel northern approach) and the A13, all of which provide important cross-borough connections, as well as cycle and walking paths. At certain times of the day and in some parts of Tower Hamlets, travel demand is greater than the capacity of the transport network. The result is congestion and unpleasant travel conditions. Therefore, it is essential that the impact of growth and development on the network is carefully considered.

3.34 Utilities are essential to all residents and people who visit, work and study in the Borough; therefore, it is essential that adequate provision for utility networks is made and there is sufficient capacity.

3.35 Housing and employment growth will lead to an increased demand for all social and community facilities, as well as open space, but growth is particularly likely to impact on schools and healthcare provision.

3.36 Therefore, the Council will work with stakeholders to ensure the adequate and timely provision of infrastructure to support development and growth and to achieve the Community Plan objectives to provide locally focused infrastructure and services wherever possible, close to where people live and work.

3.37 The Sustainability Appraisal has found that it will be critical to ensure the provision of sufficient infrastructure, social and community infrastructure and open space to support the level of development anticipated over the next 10-15 years.

3.38 Therefore, when determining infrastructure capacity, the Council will consider existing, approved and future development (as identified through site allocations) to ensure development proposals do not unduly restrict development on allocated sites.

3.39 The Sustainability Appraisal has found that it will be critical to ensure the provision of sufficient supporting infrastructure and social and community facilities to support the level of development anticipated for the Borough, if the planned growth is going to have a positive impact on the sustainability of the Borough.

Implementation

CP5 Supporting Infrastructure will be implemented by:

- the Council implementing other Core Policies;
- the Council’s Development Control Policies;
• ensuring that applicants consider the infrastructure and service implications of the local area and, where required, have made provision for upgrading, or the provision of new, infrastructure to ensure that new developments can be suitably accommodated;

• the Council seeking planning obligations, where appropriate, to secure the protection or improvement of utility and transport network capacity in relation to new development;

• the Council seeking planning obligations, where appropriate, to secure new, or the improvement of existing, social and community facilities, including maintenance contributions;

• using conditions or planning obligations to ensure that developments are appropriately phased. For example, a condition requiring all, or part, of the site not to be developed or brought into use until there is adequate capacity and/or access;

• ensuring that infrastructure and service providers are consulted prior to planning approvals being granted, in accordance with the Statement of Community Involvement;

• identifying sites and phasing for additional transport and utilities infrastructure, new health and education facilities, and other social and community facilities, where appropriate, through Area Action Plans and master plans; and

• the Council requiring applications for telecommunications equipment to comply with the Code of Best Practice on Mobile Phone Network Development.

CP6. A Sustainable Legacy from the 2012 Olympics

The Council will proactively support a sustainable Olympic and Paralympic Games in 2012 and will work closely with the appropriate authorities to harness the benefits and manage impacts of the Games to deliver a positive legacy for Tower Hamlets.

3.40 London will host the 2012 Olympic and Paralympic Games (the Games), the biggest sporting event in the world. The Games presents an unparalleled opportunity for the sustainable regeneration of the Lower Lea Valley and East London as a whole. The Council is keen to ensure the Games contribute to the Borough’s wider social, economic and environmental objectives.

3.41 The Games will catalyse the creation of many new jobs, homes and facilities including the sporting and leisure venues that will remain once the Games have taken place. Key benefits for Tower Hamlets from the Games include access to new swimming, cycling and hockey facilities in Stratford, the upgrading of Mile End Stadium as a practice
venue for Olympic athletes, the East London Line extension, and economic benefits from the influx of people coming to watch the Games and visit the venues after the Games.

3.42 The Council also recognises that flagship projects, such as the Games, need coordinated action if social, economic and environmental benefits are to reach those most in need. The Council will proactively work with a wider range of private and public stakeholders to ensure benefits from the Games are lasting and reach those who need it most.

3.43 The Council will work to ensure residents will benefit from world class sports facilities for the Games and the cultural events that surround the games. Partnership working should also aim to increase sports participation that will positively contribute to improved health and well-being for Borough residents. The Council, its partner agencies and employers should proactively work together to encourage residents to take advantage of the new employment opportunities brought about by the Games.

3.44 The Council will work to ensure local businesses benefit from opportunities during the build up to the Games as well as the increased number of visitors during and after the games. It is envisaged that Tower Hamlets will become the ‘playground of the Olympics’ and an important gateway to the Olympic Park given its location between the Olympic Park and Central London. The diverse assets in the Borough will put it in a strong position to benefit from this strategic location.

3.45 The Council will also ensure the Games have a lasting sustainable effect on the environment. The Council will proactively support proposals that ensure the Games have no negative net impact on the environment and lead to a positive environmental legacy. The Games also provide an excellent opportunity to raise urban design aspirations and standards. It will be particularly important to ensure the right balance is struck between accessibility and security. ‘Designing out crime’ must support measures to ensure the Games and the legacy facilities, including the Olympic Park, are secure but also well connected with Tower Hamlets through new pedestrian and cycle links across the Lower Lea Valley water courses. The Council will work to ensure environmental enhancements include the creation of a major new urban park, which runs through the Lower Lea Valley to the Thames.
Implementation

CP6 A Sustainable Legacy from the 2012 Olympics will be implemented by:

- the Council, implementing all Core Policies;
- the Council, working with stakeholders to implement the 2012 Olympic and Olympic Legacy Master Plans;
- the Leaside Area Action Plan (which the Council will review at an early stage to ensure that its policies in respect of the Olympics are flexible and responsive);
- the Council continuing to work in close liaison with the Olympic Delivery Authority and London Organising Committee of the Olympic and Paralympic Games (LOCOG) and other relevant bodies to ensure the Leaside Area Action Plan is responsive to all Olympic opportunities;
- the Council’s Development Control Policies;
- the Council working as part of the Five Borough Partnership to deliver the Local Employment & Training Framework including a Local Labour and Business Scheme for Job brokerage as well as Business Support, vocational training and volunteering;
- a City Strategy Consortium to tackle worklessness across the Five boroughs;
- a Local Enterprise Growth Initiative (LEGI) and / or other social and economic regeneration programmes; and
- the Council working with all relevant stakeholders to produce a master plan for Fish Island.

CHAPTER 4

Creating and Sharing Prosperity
4. Creating and Sharing Prosperity

4.0 Extensive regeneration of Tower Hamlets has brought about real benefits to the Borough, but many of these benefits have not spread far enough to local people. Unemployment in the Borough has fallen but remains higher than the London average. Consequently, the Council’s Community Plan prioritises reducing poverty by improving investment and job opportunities.

4.1 This chapter sets out policies to meet the Council’s objective to increase local employment, especially through protecting and increasing small businesses, and facilitate the continued economic growth of the Borough as a thriving international employment location with vibrant town centres.

4.2 The Sustainability Appraisal has identified the positive impacts of these Core Policies, particularly in relation to the potential social and economic benefits for the Borough. However, given the planned level of employment growth, negative impacts have been identified for the environment. These possible negative impacts include impact on air quality, the use of fuel and energy resources, waste generation, water use, local habitats, and increasing possible flood risk. These identified possible, or likely, negative impacts on the environment will require appropriate mitigation in order to ensure that employment generating development is sustainable. Mitigation measures will come through the implementation of other policies in the Local Development Framework.

CP7. Job Creation and Growth

1. The Council will seek to bring investment into the Borough, to safeguard and enhance the number and range of jobs available to local residents, and to promote the sustainable creation of up to 100,000 additional jobs in the Borough to 2016.

2. The Council will ensure a sustainable economic mix of employment uses by retaining and promoting a wide range of spaces for different types of employment uses.

3. The Council will support the improvement and expansion of the higher educational facilities around London Metropolitan University in Aldgate, the Royal London Hospital in Whitechapel, and the Queen Mary University Campus in Mile End.

4.3 With a significant increase in housing development in the Borough, particularly affordable housing, the Council wants to ensure that all residents have access to a wide range of local employment and enterprise opportunities. The Council aims to enhance the opportunities for all local residents to secure employment, in
particular black and ethnic minority communities, women and the disabled.

4.4 The Council is committed to proactive partnership, working to tackle unemployment and economic inactivity. Educational institutions and access to training in Tower Hamlets are integral in enabling local residents access to jobs. The Borough is fortunate to benefit from higher education facilities at the London Metropolitan University, the Royal London Hospital, and the Queen Mary University Campus. This will enable local residents to make the most of opportunities offered by the rapid economic regeneration of the Borough and ensure that the benefits of this are enjoyed by all.22

4.5 It is envisaged that the additional job growth will predominantly be met in the Opportunity Areas of the City Fringe, Leaside, and the Isle of Dogs. The Isle of Dogs alone is likely to produce a large portion of the increase in jobs, predominantly in the financial business services and media growth sectors. Further employment opportunities are expected to come forward in tourism and hospitality, modern distribution and industrial activities, public services, retail and advertising. Growth sectors in the Borough also include the creative and cultural industries. With such significant employment growth projected, the Council must consider carefully the current or future viability of employment use before releasing employment sites for alternative uses.

4.6 The Council recognises the significant contribution made by small and medium enterprises to the local economy. Seventy percent of B1 office-based businesses employ less than 10 people in Tower Hamlets (15.2% of total employees in the Borough)23 and the Council seeks to build on this.

4.7 The Council also recognises the importance of business to business trade and supply chains and the employment opportunities that they create. Therefore the Council will continue to ensure sufficient employment land is available in accessible location for manufacturing and distribution activities to support businesses within the Central Activities Zone and the office cluster in the Isle of Dogs.

Implementation

CP7 Job Creation and Growth will be implemented by:

• the Council’s Development Control Policies;
• the Council continuing its work with employers to design and manage training intervention programmes and job brokerage to match employees with jobs through mechanisms such as
The Council recognises the key strategic and international role played by parts of the Borough as a global financial and business centre and will:

- direct major office development to the City Fringe, the north of the Isle of Dogs and other areas with high public transport accessibility; and
- promote the Central Activities Zone and the north of the Isle of Dogs as leading global financial and business centres contributing to the provision of employment opportunities for London and surrounding regions.

Skillsmatch, and working with other private, public and third sector agencies;

- delivering the Council’s Regeneration Strategy which provides an ‘action plan’ with measures that assist in meeting targets for increased employment;
- seeking planning obligations, where appropriate, for employment and training, local labour initiatives and affordable workspace; and
- seeking planning obligations, where appropriate, for securing relocation strategies for displaced businesses.

### Monitoring

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<th>Community Plan Theme</th>
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<table>
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<th>Indicator</th>
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<tr>
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**CP8. Tower Hamlets’ Global Financial and Business Centre and the Central Activities Zone**

1. The Council recognises the key strategic and international role played by parts of the Borough as a global financial and business centre and will:

   a) direct major office development to the City Fringe, the north of the Isle of Dogs and other areas with high public transport accessibility; and

   b) promote the Central Activities Zone and the north of the Isle of Dogs as leading global financial and business centres contributing to the provision of employment opportunities for London and surrounding regions.
2. The Council will safeguard Aldgate, Tower Gateway, the western part of St Katharine Docks, the Bishopsgate Corridor, and the Isle of Dogs Major Centre as Preferred Office Locations.

3. Within the Central Activities Zone, the Council will promote the expansion of commercial office development and associated business, educational facilities, entertainment and leisure facilities, tourism and retail uses, subject to the protection of existing housing and historical features. New housing may be appropriate where it is not proposed in Preferred Office Locations and does not replace viable employment sites.

Global Financial and Business Centre:

4.8 Tower Hamlets plays a key strategic role in meeting London’s global financial status as a ‘world city’. The City Fringe and north of the Isle of Dogs contain centres of national and international importance for financial services. It is the Council’s objective to confirm Tower Hamlets as a major international centre of business and trade through further growth in locations that meet the needs of business.

4.9 Within the Council’s Preferred Office Locations, major office development will ensure office stock is regularly refurbished or replaced to meet changes in the business environment and in occupier needs. Major office occupiers cluster in preferred locations, well served by public transport, with an existing or potential high quality environment. In such locations, and particularly where clusters of tall buildings are identified within the plan, commercial densities should be maximised. These locations are identified as an exception to the London Plan’s mixed-use policy. Within Preferred Office Locations, major office development should be the focus, with other uses supporting major office development such as gyms, restaurants and retail uses helping to achieve a sustainable office environment. Preferred Office Locations are not appropriate locations for housing.

4.10 The major office development in Tower Hamlets supports the development of London’s economy as one of three world cities, with New York and Tokyo, seeking premises which range in size, type and cost, matching needs of different sectors with markets including small and medium enterprises and black and minority ethnic businesses. This will promote London as a location for International and European agencies while facilitating social enterprise and community development.
Central Activities Zone:

4.11 The Central Activities Zone (designated by boroughs in association with the Mayor) is an area in Central London and a small part of East London within which local and regional planning policy promotes the expansion of financial and business service sectors, banking, offices of trade, professional bodies, institutions, communications, publishing, advertising, media, specialist retail, tourist and cultural uses and activities. The Central Activities Zone is expected to make a particularly important contribution to accommodating regional employment growth. In Tower Hamlets, it is located in the west of the Borough in the City Fringe and is identified on the Proposals Map. These uses and activities should be protected, as they help contribute to London’s status as a global financial and business centre.

4.12 Social and community facilities, including education and training centres, health centres and community services, will complement each other in the Central Activities Zone.

4.13 Some residential uses may be appropriate in the Central Activities Zone, where they form part of mixed-use development and have reasonable access to town centres and open space and other physical and social infrastructure, and where they are located away from public transport nodes at Aldgate East, Liverpool Street and Tower Hill/Gateway. New developments in the Central Activities Zone should primarily deliver employment uses and focus on maximising these.

Implementation

CP8 Tower Hamlets’ Global Financial and Business Centre and the Central Activities Zone will be implemented by:

- the Council’s Development Control Policies;
- the City Fringe Area Action Plan;
- the Isle of Dogs Area Action Plan;
- the Aldgate Master Plan Supplementary Planning Document;
- the Tower Gateway Development Framework and Investment Strategy; and
- the Council requiring planning obligations for transport improvements, environmental enhancements, small and flexible business spaces, skills and jobs, and affordable housing.
CP9. Employment Space for Small Businesses

1. The Council will seek to retain existing and promote various types of new workspace suitable for small businesses in appropriate locations.

2. Proposals for redevelopment on sites that accommodate existing small and flexible workspaces must continue to supply at least the same net amount of floor space for small and flexible workspaces.

3. The Council will support the creation of affordable workspaces for start-up and move-on businesses.

4.14 Tower Hamlets has one business for every 22 residents, emphasising the number of small businesses in the Borough. Smaller businesses offer a variety of employment and enterprise opportunities which help to regenerate areas and facilitate clusters. The Council has identified a shortage in supply of high quality workspace for small businesses and social enterprises including move-on space for expanding small businesses. This is supported by a report commissioned by the Council, which found there is a considerable undersupply of small and medium offices and workspaces available with the right typologies and thus not meeting market demand. Refurbishment of existing spaces to meet requirements of smaller offices was identified to provide space where demand is at its greatest – less than 250m².

4.15 The Council seeks to ensure the economy continues to flourish through variation in employment spaces to support a range of businesses. Workspace should therefore be protected where possible, particularly where design can be improved to allow better opportunities through configuration of units.

4.16 Start-up and move-on (small) businesses make a substantial contribution to local employment, in line with the Council’s Community Plan. This includes flexible occupancy terms, with shared...
business services, as a means of helping new firms become established. With increasing pressure on land values in the City Fringe and the areas surrounding major offices in the Isle of Dogs, flexible business space will contribute to the sustainability of small and start-up businesses. It will enable an incubation period for creative workers such as artists.

4.17 Managed workspaces provide a mechanism for social enterprises and new businesses to start-up and give growing businesses room to expand. They are workspaces that include additional facilities and services within the set rental level, and typically include reception facilities and shared meeting rooms. Managed affordable workspaces in the Borough will be encouraged as part of developments with employment components particularly where include they affordable accommodation.

Implementation

CP9 Employment Space for Small Businesses will be implemented by:

- Area Action Plans identifying areas of small business focus;
- the Council’s Development Control Policies;
- the Council requiring planning obligations for the provision of small and flexible workspaces onsite as part of mixed-use developments and major office developments. Where onsite provision is not possible (where major office headquarters are proposed in the north of the Isle of Dogs and the Central Activities Zone) provision may be secured through contributions to managed workspace providers and appropriate agencies;
- the Council continuing to foster relationships with workspace providers;
- Tower Hamlets Regeneration Strategy; and
- Local Economic Growth Initiatives.

Monitoring

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CP10. Strategic Industrial Locations and Local Industrial Locations

1. The Council designates the following areas to be protected for industrial employment:
   
a) Fish Island, Empson Street/St Andrews Way and Gillender Street in Leaside as Strategic Industrial Locations; and
   
b) Poplar Business Park in Leaside as a Local Industrial Location.

2. The Council will safeguard Strategic Industrial Locations and Local Industrial Locations for the retention, expansion and intensification of industrial employment (B1(c), B2, B8 and associated industrial activities including some sui generis uses) and other employment generating uses supporting industrial premises. In these areas, the Council will not support:
   
a) the loss of, or change of, use from employment uses or the introduction of non-employment generating uses;
   
b) office uses unless they are ancillary uses and supporting and compatible with industrial uses; and
   
c) residential and other uses incompatible with industrial uses.

4.18 Over the last decade, there has been a continuing trend away from traditional general industrial activities towards knowledge-based economic activity. This has meant a change in demand for industrial premises, as well as a change in their type and character. Overall demand has reduced but still exists to a lesser extent than before. The Council recognises the importance of long-term planning and providing certainty by safeguarding industrial sites in appropriate locations to enable space for new modern industry suited to the location and so existing businesses are not forced to close, or leave the Borough.

4.19 Local Authorities are required to actively manage industrial land in order to improve quality, meet continually changing needs of occupiers, and deal with excessive industrial vacancy. A reduction in overall demand for industrial premises has led the Council to reconsider the designation of many areas previously safeguarded for industrial employment.

4.20 Along with the Mayor of London, Tower Hamlets has identified Fish Island (Preferred Industrial Location), Empson Street/St Andrews Way and Gillender Street (Industrial Business Parks) as Strategic Industrial Locations, with their boundaries identified on the Proposals Map. These are suitable for Light and General Industrial, Storage and Distribution and other uses of an industrial nature (recycling and waste processing, utilities, aggregate processing) - B1(c), B2 and B8 uses, but not normally suitable for major offices – B1(a) use. Strategic
Industrial Locations have been identified in the London Plan and implementation documents as being of importance to London’s reservoir of industrial land and contribution to industrial employment. Preferred Industrial Locations have been identified to meet the needs of firms with less demanding environmental requirements and Industrial Business Parks for companies needing a relatively good quality environment.29

4.21 In addition, Poplar Business Park has been identified as a Local Industrial Location. This site has been identified30 as protecting locally important, viable industrial sites, lying outside Strategic Industrial Locations.31 Similarly, these are suitable for the same uses as Strategic Industrial Locations.

4.22 Many other areas, previously safeguarded for industrial employment, are now vacant or surplus to requirements and have been re-designated for alternative uses. The result is an overall reduction of safeguarded industrial land from 136.76 hectares in the 1998 Adopted Unitary Development Plan to 52 hectares in the Local Development Framework. This involves an overall reduction by 65%.32

4.23 The Council will encourage regeneration and intensification in the Strategic Industrial Locations and Local Industrial Locations by supporting redevelopment and refurbishment of out-dated buildings and sites for industrial employment, the full utilisation of vacant and under-used buildings, and promoting the development of small-scale industrial units.

Implementation

CP10 Strategic Industrial Locations and Local Industrial Locations will be implemented by:

- the Council’s Development Control Policies;
- the Leaside Area Action Plan; and
- Fish Island Master Plan Supplementary Planning Document.

Monitoring

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CP11. Sites in Employment Use

1. The Council will protect sites allocated for employment uses. The Council will also seek to protect viable employment sites (not specifically allocated for employment uses) which may form part of mixed-use redevelopment.

2. On existing employment sites or sites last used for employment use, but not allocated as employment sites in policies CP8 and CP10:
   a) the Council will seek to retain sites for industrial employment where the site is well-located in relation to the strategic or local highway networks; or rail or water transport;
   b) the Council will seek to retain sites for office uses (B1 uses) where they benefit from high public transport accessibility and/or are in, or on the edge of, town centres;
   c) the Council will seek to retain other employment sites where there is current or future demand for them as an employment use, particularly where they form a cluster of similar, supporting uses; and
   d) where sites are not viable in the existing employment use, the Council will seek alternative employment uses to suit the location and site, based on employment needs identified in parts a) and b).

4.24 The Council considers the Borough’s overall employment land reservoir important for local employment opportunities and the wider economy. The Council also recognises that current and emerging employment types are less land intensive. An overall decline in traditional industrial uses in London has created an oversupply of this type of industrial land and a consequent pressure to redevelop it, particularly to help address the housing shortage in the South-East of England. East London, including Tower Hamlets, has been identified as contributing significantly to the transferral of industrial land.33

4.25 The Council will seek to retain the employment buildings and sites outside Strategic Industrial Locations, Local Industrial Locations, and Preferred Office Locations which are best suited for industrial and other employment uses. This will help to retain a balance of employment activities and job opportunities in the Borough. The Council will support the protection of uses in such areas to ensure a vibrant Tower Hamlets community, where access to jobs is maximised and travel to work is minimised.

4.26 In some instances, where sites are not protected (allocated) for employment uses, it may be appropriate for land to be released for a mix of uses to help move towards a more efficient use of land in the
Borough and address housing need. This will, primarily, be undertaken through site allocations in Area Action Plans to ensure new land-uses can be supported by adequate infrastructure.

4.27 Different types of employment uses have different site characteristics to meet the needs of their businesses. High trip generators such as office use are better suited to areas with high public transport accessibility and in and around town centres. Creative and cultural industries are best located where flexible workspaces are available and existing clusters allow businesses to support each other. Sites most suitable for redevelopment for industrial uses (and least suitable for alternative employment uses) are those well located in relation to the strategic or local highway networks with good potential for transport of goods by rail and/or water and generally, with low public transport accessibility.

Implementation

CP11 Sites in Employment Use will be implemented by:

- Area Action Plans providing further detail on the preferred uses within sub areas.
- the Council’s Development Control Policies.

CP12. Creative and Cultural Industries and Tourism

1. The Council will support new, and seek to retain and protect existing, creative and cultural industries, entertainment and tourism related uses, facilities and services for arts and culture and facilities that support these industries in appropriate, accessible locations, and particularly identified clusters of creative and cultural industries in the City Fringe, Leamouth Peninsular and Bromley-by-Bow.

2. The Council will particularly encourage new entertainment and tourist facilities in identified tourist focus areas of St Katharine Docks, the Tower of London, the Whitechapel Art Gallery, Spitalfields Market, Brick Lane and Columbia Road Flower Market; and new entertainment and tourist facilities related to business tourism in Canary Wharf.

3. The loss of creative and cultural facilities, in the Central Activities Zone, town centres, areas of regeneration or clusters of creative and cultural industries in the City Fringe and Leaside, will be resisted.

4.28 The creative and cultural industries are a key sector of London’s economy and particularly in Tower Hamlets. The sector encompasses advertising, architecture, the art and antiques market, crafts, design, designer fashion, film and video production, interactive leisure software, music, the performing arts, publishing, software and computer services, and television and radio production.
4.29 The Tower Hamlets Industrial Land Study, supported by the Mayor’s Draft Supplementary Planning Guidance: Industrial Capacity, has identified a changing demand away from traditional manufacturing employment, allowing emerging sectors such as the creative and cultural industries to further develop in Tower Hamlets. They can make an increasing contribution to employment, economic prosperity and local quality of life. With strong links to tourism, retail and the evening and night-time economy, the creative and cultural industries act as an important means of attracting and retaining people in the Borough. Creative and cultural facilities can also help reinforce neighbourhood identity, and the Council wants to ensure such facilities are retained and are available and easily accessible to all those who live and work in the Borough. The particular importance of space for small businesses in Tower Hamlets has been identified in policy CP10.

4.30 The City Fringe contains a mixture of thriving arts, culture, fashion industries and flourishing markets. They contribute to a significant number of jobs, particularly within small and medium enterprises. A cluster of these businesses forms a key competitive advantage for the City Fringe, which is identified in the London Plan as one of a number of key clusters of creative industries that should be actively protected. Leamouth Peninsula also has a cluster of creative and cultural industries, including space in Container City at Trinity Buoy Wharf. Three Mills, in Newham on the eastern border of Tower Hamlets, has a concentration of television and film studios, which has expanded to include other creative and cultural industries. Tower Hamlets has, therefore, identified an area in Bromley-by-Bow, adjoining Three Mills, for future expansion of the creative cluster into the Borough, in line with the London Plan.

4.31 The Council will also encourage the provision of tourist information centres with other tourist-related development, in consultation with key partners: the London Development Agency, Transport for London, Visit Britain and Visit London. The Council encourages the promotion of linkages between existing and future tourist locations. Business tourism makes a particularly valuable contribution to Tower Hamlets’ economy. Therefore the Council will particularly promote the Isle of Dogs Major Centre as a focus for business tourism, as well as a focus for visitors to the 2012 Olympics and Paralympic Games.

4.32 The Council has identified, through the Community Plan that it wants to improve access to leisure activities and the arts. The Council, therefore, aims to attract proposals relating to arts and entertainment developments from all groups, including projects reflecting the varied traditions of different groups in terms of language, access needs, and culture, as well as those that meet the needs of young and older people. Conditions, prescribing hours of operation, may be imposed to ensure there is not an unacceptable level of disturbance to local residents.
Implementation

CP12 Creative and Cultural Industries and Tourism will be implemented by:

- the Council’s Development Control Policies;
- continuing to promote the Borough for tourism, including further east than the Tower of London, and attract Tower Hamlets as a location for tourist facilities such as conference centres; and
- work with funding, implementation and support agencies such as the London Development Agency and Cultural Industries Development Agency (CIDA).

CP13. Hotels, Serviced Apartments and Conference Centres

1. The Council will support the creation of large-scale hotels, serviced apartments (C1 use) and conference centres in areas of high public transport accessibility and near to commercial development. They will be particularly focused in the north and central areas of the Isle of Dogs, and the City Fringe.

2. The Council will support small-scale hotels in and on the edge of district and neighbourhood centres and in City Fringe locations where there is high public transport accessibility.

3. The Council will not support the loss of hotels and conference centres in the Central Activities Zone, and north of the Isle of Dogs and in other areas of high public transport accessibility, to non-employment uses.

4. The Council will require proposals for hotels, including changes of use and significant alterations or extensions, to be accessible for all by incorporating inclusive design.

4.33 Hotels, serviced apartments and conference centres in Tower Hamlets have strong links with the business and leisure tourist facilities in central and East London including ExCel London, London City Airport and the business activities in Canary Wharf and the City Fringe. They support the tourist facilities in both Tower Hamlets, and the rest of London and are best located in areas with good access to public transport. They will also provide vital support the 2012 Olympic and Paralympic Games events and exhibitions and the future of the Olympic area as a tourist destination.

4.34 Tower Hamlets has been a borough with significant growth in hotels over the past 10 years as it has dispersed from traditional central locations. It is also identified as a borough with significant growth in hotels in the future due to its proximity to the centre and the upcoming 2012 Olympic and Paralympic Games, good transport links,
its significant international business growth and tourist facilities, and strategic location between the Olympic area and Central London.

4.35 Large-scale hotels and serviced apartments are most suited to areas close to or with easy access to large tourist attractions, the Isle of Dogs Major Centre, business and conference facilities and public transport.

4.36 Small-scale hotels are best suited to town centres which have supporting facilities and areas with high public transport accessibility in order to access tourist facilities in London.

4.37 Hotels catering for tourists, and conference centres catering for an array of delegates, create employment and economic activity both directly and indirectly. Such facilities should fit into their surroundings and should not harm the environment by reason of noise, disturbance, traffic generation or exacerbation of parking problems, or detract from the character of the area. Hotels and serviced apartments should not replace permanent residential accommodation. As a result, such facilities are more preferable in town centres and locations with good access to public transport, away from established residential areas.

4.38 Regional guidance highlights that there is a shortage of accessible hotel accommodation in London. It identifies the English Tourist Council’s National Accessible Standard as best practice to make hotel accommodation more accessible. The Council wants to ensure suitable accommodation is available to all visitors to Tower Hamlets, irrespective of their needs, by requiring new hotel developments and hotel refurbishments requiring planning permission, to meet the requirements of this National Accessible Standard.

4.39 A serviced apartment applies to short-let accommodation including those with lettings of less than 90 days. Serviced Apartments should therefore be serviced, and not be a form of permanent housing. Anything over 90 days is not considered under these policies and is covered by housing policies. Large-scale hotels and hotel suites have 30 bed spaces or more. Small-scale hotels are those of less than 30 bed spaces.

Implementation

CP13 Hotels, Serviced Apartments and Conference Centres will be implemented by:

- the Council’s Development Control Policies; and
- proposals for hotels, including changes of use and significant alterations or extensions, meeting or exceeding the highest standards of accessibility and inclusion in the English Tourist Council’s National Accessible Standard.
Monitoring

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<th>Indicator</th>
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<td>Data Source</td>
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</table>

**CP14. Combining Employment and Residential Use**

The Council will not support the creation of employment and residential use in the same self-contained unit (live-work).

4.40 Live-work is the provision of segregated living and working accommodation in a single self-contained unit. It is distinct from working from home as it involves the provision of purpose-designed workspace and does not fall within a specific use class. The advantages of live-work in Tower Hamlets have not been realised with evidence suggesting that live-work may be contributing to a significant loss of employment floor space affecting the achievement of the Council’s affordable housing targets (a key priority for the Council), and creating amenity issues. In addition, there is no evidence to show that the creation of live-work units is contributing to local employment and regeneration.

4.41 The Council considers that the mix of residential and employment uses carried out in most live-work units would qualify as working from home. Where sites are currently or were last used as employment, employment and residential use in the same self-contained unit (live-work) is not a suitable replacement for the employment use.

4.42 Working and living close together can more successfully be achieved through mixed-use developments comprising a mix of unit sizes, especially on larger sites, and through working from home. As such, this does not prejudice the fact that domestic-scale working from home (C3 use class) will be encouraged.

**CP15. Provision of a Range of Shops and Services**

1. The Council seeks to protect shops that are, or were last, lawfully used as local convenience shops to ensure all local residents have access to convenience shopping.

2. The Council will encourage the provision of a wide range of shops, and support the offer of speciality commodities to meet the needs of local residents.
4.43 Access to daily shopping items is a key priority linked to the Council’s sustainability objectives. Basic shopping needs should be easily reached by local residents without the need for long journeys or the use of a car. The Council wishes to protect shops which offer these convenience goods and ensure that non-retail services do not take over and inhibit their provision.

4.44 Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery. Local convenience shops would include a baker (A1), greengrocer (A1), butcher (A1), chemist (A1), supermarket (A1), launderette (sui generis), newsagent (A1) and post office (A1).

4.45 It is also important to recognise Tower Hamlets has a vibrant and diverse community which needs to be catered to. Tower Hamlets diverse population is expected to grow faster than the rest of London between now and 2011. The Borough has a high, and growing proportion of Black and Minority Ethnic residents; a third of the population are Bangladeshi. Furthermore, just over half the population are under 30 and nearly a quarter are under 16.

4.46 Tower Hamlets should seek to maintain and improve its offer by providing essential convenience and specialist shopping to its residents.

Implementation

CP15 Provision of a Range of Shops and Service will be implemented by:

- the Council’s Development Control Policies;
- a periodic assessment of the Borough’s town centres through audits and health checks to ensure an adequate and appropriate balance of retail; and
- developing Town Centre strategies, planning briefs and master plans that may include town centre surveys and trader surveys as part of their evidence base.

Monitoring

Town Centre Health Checks will be carried out every 3 years and will indicate the health, vitality and viability of each town centre.
CP16. Vitality and Viability of Town Centres

The Council will seek to promote and enhance the distinctive role and functions of the town centre hierarchy. It aims to do this through:

a) designating town centres, including new town centres in areas of identified need;

b) supporting retail and town centre related development within designated town centres;

c) seeking active frontages within town centres and the Central Activities Zone;

d) promoting a complementary mix of uses in town centres, where they contribute to the vitality, viability and regeneration requirements of the Borough’s centres including social and community infrastructure; and

e) guiding investment to strengthen centres that are in need of revitalisation.

4.47 Tower Hamlets has a range of sizes and types of town centres which are part of a strategic network of centres across London. All of London’s town centres are categorised according to their function to provide a framework for co-ordinating appropriate types, levels and mixes of development. The right balance will help to maximise choice and accessibility to all goods and services.

4.48 A hierarchy of town centres has evolved in Tower Hamlets over time, ranging from district to small neighbourhood centres, and now including the Isle of Dogs major centre. There is also potential for a new neighbourhood centre in Bromley-by-Bow, as part of the Lower Lea Valley Opportunity Area, which may add to the Borough’s range of centres in the future. A list of the Borough’s town centres is set out in Schedule 4: Town Centre Hierarchy.

4.49 Within the Borough’s town centres, there are designated primary and secondary frontages. Primary frontages contain a high proportion of retail uses, ensuring that key convenience and shopping provisions are retained, while secondary frontages provide greater opportunities for flexibility and a diversity of uses.

4.50 As promoted by the London Plan, previously designated town centres / local parades in the Central Activities Zone are now referred to as ‘CAZ frontages’. These frontages will still be considered against the sequential test and new retail development in the Central Activities Zone will be encouraged there first.

4.51 Creating vital and viable town centres means focusing retail and town centre related development in existing centres so as to strengthen
their role and function. Where they have experienced decline, it becomes especially important that development is focused in and guided to designated town centres. Therefore in accordance with Government guidance, Tower Hamlets will implement the sequential approach to identifying the preferred locations for retail development.42

4.52 All town centres contribute to the economic and social well-being of the community, and so it is important that their frontages remain attractive, accessible, and provide the appropriate services required by residents and visitors.

4.53 Strengthening the wider role of town centres, by providing and encouraging ‘complementary town centre uses’ in appropriate locations, will also contribute to their vitality and viability. Complementary town centres uses include employment, residential, and community uses (incorporating provision for people with disabilities, crèches, toilets, baby feeding and changing facilities), as well as cultural and tourism activities.

4.54 Not all non-retail uses are complementary to the function of town centres. For example, where there is an evening and night time use within a town centre, residential uses may not be encouraged. Recognising the character as well as the uses within and around the Borough’s town centres will inform the preferred type and amount of mixed-use development. This will help to reduce and/or mitigate any conflicts associated with the introduction of any non-retail uses.

4.55 In some circumstances there is scope to bring redundant offices, or under-used space above shops, into more active use. This could be achieved through vertical mixed-use development and the use of upper floors of buildings for residential or appropriate employment uses. Innovative schemes, such as residential uses above supermarkets, will be encouraged where they are of high quality design, make efficient use of space and contribute to sustainable communities.

Implementation

CP16 Vitality and Viability of Town Centres will be implemented by:

- Area Action Plans;
- the Council’s Development Control Policies;
- the adoption of planning briefs, master plans and strategies/action plans as Supplementary Planning Documents to provide detailed guidance for development in the Borough’s town centres and ensure their distinctive characters are preserved;
- the Council requiring Retail Impact Assessments for relevant major
development or Retail Impact Statements for any minor retail development including change of use;

• the Council requiring Design and Access Statements for most development in town centres; and

• undertaking a study to determine the boundary of the proposed new neighbourhood centre to support planned growth at Bromley-by-Bow.

Monitoring

Town Centre Health Checks will be carried out every 3 years and will indicate the health, vitality and viability of each town centre.

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Vacancy rates</th>
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<tr>
<td>Target</td>
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<tr>
<td>Data Source</td>
<td>Town Centre Health Check</td>
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</tr>
</tbody>
</table>

CP17. Evening and Night-time Economy

The Council will support evening and night-time activities focused to Canary Wharf, West India Quay, Canary Riverside, Brick Lane, Whitechapel District Centre, Tobacco Dock and St Katharine Docks.

4.56 The variety of uses which contribute to the evening and night-time economy, such as restaurants and cafes (A3), drinking establishments (A4) and nightclubs (sui generis), offer a greater diversification of activity within our town centres. Leisure, culture and recreation also make contributions to activities that take place in the evening and night, such as those uses highlighted in the Borough’s Cultural Strategy (2003) and the Mayor’s Culture Strategy (2004).

4.57 These evening and night-time activities ensure town centres remain lively beyond shopping hours, as well as contributing to safety – factors which contribute to sustaining the vitality and viability of town centres.

4.58 It is important to recognise that these activities can also have a negative impact, especially on the residents in the surrounding area, so that they can be managed appropriately. One of the means by which the Council seeks to manage potential negative impact is to focus evening and night-time activities in areas where such uses have been established and/or which are appropriately separated from residential areas.
CP17 Evening and Night-time Economy will be implemented by:

- the Council’s Development Control Policies;
- working with the Council’s Crime Reduction Services and Police Crime Partnership to ensure those activities associated with evening and night-time activity are properly monitored and managed, for example through the implementation of Drinking Control Zones;
- the Council’s Licensing Policy, which covers the retail supply of alcohol, provision of regulated entertainment and night time supply of food and drink;
- the launching of the Joint Investigation and Enforcement Team, which has been successfully piloted to tackle antisocial behaviour; and
- the Council preparing supplementary planning documents for key evening and night-time economy areas such as Brick Lane.

Monitoring

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number of applications approved for changes of use to A3, A4 and A5</th>
<th>Community Plan Theme</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target</td>
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<td>Data Source</td>
<td>LBTH Planning Applications Database</td>
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</tbody>
</table>

CP18. Markets and Street Trading

The Council will seek to protect and enhance the existing licensed on-street and off-street markets.

4.59 Markets and street trading are an important element of retail provision in Tower Hamlets. Their existence adds character, variety and economic and social diversity to the Borough. Markets introduce and offer specialist goods and services, provide opportunities for start-up businesses and serve as visitor attractions. Thus, they make an important contribution to the Borough’s overall retail provision.

4.60 With the exception of Spitalfields, all of the Borough’s markets are located in designated town centres. This highlights the important role they have played and continue to play in the vitality and viability of Tower Hamlets town centres. Therefore the Council seeks to continue to focus their enhancement in these areas.
4.61 Individual market stalls can provide a retail presence in areas of a
centre that would otherwise be deficient of shops, provided they do
not cause physical obstruction, detrimental environmental impacts or
visual harm.

4.62 Schedule 5 lists some of the key the Borough’s markets and street
trading locations.

Implementation

CP18 Markets and Street Trading will be implemented by:

- the Council’s Development Control Policies;
- working with, and seeking involvement from, the Council’s Trading
  Standards and Environmental Health services, so as to help
  manage their operation;
- ensuring that any changes proposed to take place in our existing
  markets or any proposals for new markets, comply with the
  Council’s licence and by-laws; and
- the introduction of high visibility partnership anti-crime services in
  four of the markets by 2005, as proposed in the Community Plan;
  market officers are working closely with Safer Neighbourhoods
  teams to deliver high profile anti-crime services.
22 London Borough of Tower Hamlets, Tower Hamlets Children and Young People’s Strategic Plan, 2006-2009.
29 Greater London Authority, the London Plan (2004).
33 Greater London Authority, the London Plan (2004).
34 London Borough of Tower Hamlets, Regeneration Strategy (2005); London Borough of Tower Hamlets, the Cultural Industries Sector in Tower Hamlets (2005).
35 Greater London Authority, Hotel Demand Study (2006).
40 2001 Census.
Sustainable Urban Neighbourhoods for Residents
5. Sustainable Urban Neighbourhoods for Residents

5.0 Tower Hamlets’ vibrant neighbourhoods have diverse social and physical characteristics. Neighbourhoods in the City Fringe have a long history which is reflected in the many different communities that have lived there and the range of social and community facilities that support them. By contrast parts of Leaside that are currently characterised by vacant former industrial sites will be transformed into new communities for the first time, but have little or no infrastructure in place, as yet, to support the change.

5.1 The Council’s objective is to ensure all residents have access to decent homes in decent neighbourhoods as part of an overall commitment to tackling social exclusion. This chapter sets out core policies to achieve sustainable housing growth as well as adequate and appropriate provision of social and community facilities, and high quality open spaces to meet the diverse needs of Tower Hamlets’ communities.

5.2 The Sustainability Appraisal has identified the positive impacts of these Core Policies for both social and economic aspects of the Borough. These include social benefits such as the provision of housing, including affordable housing and social and community facilities, as well as economic benefits through improving education and skills for the Borough.

5.3 However, given the planned level of housing growth, negative impacts have been identified for the environment. These possible negative impacts include: noise and air quality; the use of fuel and energy resources; waste generation; water quality and use; local habitats; and increasing possible flood risk. These identified possible, or likely, negative impacts on the environment will require appropriate mitigation in order to ensure that housing development throughout the Borough is sustainable. Mitigation measures will come through the implementation of other policies within Development Plan Document.

CP19. New Housing Provision

1. The Council will seek to address identified housing need through the provision of 31,500 additional homes over the years from 2006/7 – 2016/17, subject to the timely provision of adequate social and physical infrastructure, and ensuring that new housing contributes to the creation of sustainable communities throughout the Borough.

2. The Council will seek to direct all the required housing provision to brownfield sites, appropriate for housing.

3. New housing provision will not be supported on sites identified for
alternative uses including: employment uses and waste facilities; open space, community or social facilities; infrastructure and utilities.

4. The Council will require all new housing to contribute to the Borough’s housing need; in particular contributing to the Council’s housing priorities including affordable housing and family housing.

5.4 Population growth and the provision of housing is, and will continue to be, a key driver of change in the Borough to 2016 and beyond. The Mayor of London has set Tower Hamlets a revised annual average housing provision target of 3150 net additional homes. This housing provision target is one of the highest across London.

5.5 The Council has sought to balance the benefits of future housing growth and regeneration within the limitation of a highly constrained Borough. Whilst the Mayor of London is seeking housing provision targets to be exceeded, the Council will ensure that the identified housing growth be carefully managed. This careful management of housing growth is needed in order to ensure that the positive effects of regeneration are not undermined by potential negative environmental effects, identified in the Sustainability Appraisal. The Council has prepared a Housing Trajectory, which identifies how the required housing growth will be accommodated over the life of the plan.

5.6 The Council may seek to phase or stage proposed housing developments, which propose to be above the planned growth level identified through the housing trajectory for the Borough. The phasing should correspond with the implementation of required social and physical infrastructure or environmental improvements. This should avoid identified unsustainable impacts of housing growth on the Borough.

5.7 New housing provision should demonstrate how it is contributing to meeting housing need within the Borough.

5.8 The required provision of housing will come from a range of sources including:

- new housing developments;
- new dwellings resulting from conversions of existing residential and non residential properties;
- long-term vacant properties brought back into residential use; and
- household spaces in new non self-contained dwellings.
5.9 The Council will seek to accommodate the majority of the housing growth within the City Fringe, Isle of Dogs and Leaside, on sites allocated for housing. These include those identified for higher density housing within the City Fringe and north of the Isle of Dogs or on employment sites that have been identified as suitable for housing, as found in parts of the Leaside area.

5.10 Sites that have been identified as being required for other non-residential uses, such as waste facilities, employment uses, open space, community or social facilities and other such uses, should not be considered for residential uses.

Implementation

CP19 New Housing Provision will be implemented by:

- the Council’s Development Control Policies;
- the Council seeking to work with applicants including Housing Associations, to deliver the required housing provision on the sites allocated within the housing trajectory;
- the Council monitoring its performance against the housing provision targets set in the London Plan annually through the housing trajectory (See Schedule 17 London Borough of Tower Hamlets Housing Trajectory) within the annual monitoring report. This will include: assessing whether sufficient land has been allocated to meet the housing targets over the life of the Plan; considering any new allocations and reviewing existing allocated sites not coming forth; updating the proposed timescales for allocated sites (including any phasing or staging of development); and taking account of any windfall development and all housing provision achieved from other sources; and
- the Council working with stakeholders to seek to maximise bringing vacant properties back into residential use.

CP20. Sustainable Residential Density

1. The Council will seek to maximise residential densities on individual sites, taking into consideration: the local context; site accessibility; housing mix and type; achieving high quality, well designed homes; maximising resource efficiency; minimising adverse environmental impacts; the capacity of social and physical infrastructure and open spaces; and to ensure the most efficient use of land within the Borough.

2. The Council will resist any proposed housing development that results in the inefficient use or under-development of a site.
5.11 Both Government guidance and the Mayor of London seek development proposals to achieve the highest possible intensity of compatible land-uses, taking into account the local context and the need to ensure development is within sustainable limits.45

5.12 In seeking to maximise site density, it is important that consideration be given to the effect on the social and physical environments. The Sustainability Appraisal has identified potential negative environmental impacts, if densities are maximised without the appropriate consideration of possible broader impacts. Thus, the Council will seek to resist any proposal for housing that is considered to result in over-development of the site. Symptoms of over-development may include being inconsistent with the local context, being of poor design, providing sub-standard accommodation, having poor amenity for residents and reduced amenity for the surrounds, being resource-intensive or providing insufficient open space or an inappropriate housing mix. Over-development of a site can also put stress on local services and infrastructure or may mean services reach capacity prematurely. Furthermore, the Council will not support inappropriate residential densities that result in an over-proliferation of small units which do not meet the range of the identified housing need.

Implementation

CP20 Sustainable Residential Density will be implemented by:

- the Council’s Development Control Policies;
- the Council seeking planning contributions, where appropriate, from developers to ensure that new housing development adequately addresses the impacts it will have on physical and social infrastructure and to ensure that the required affordable housing is provided; and
- the Council requiring a Design and Access Statement to be submitted with planning applications for most types of residential development, and requiring applicants to demonstrate within this Statement the density of development and compliance with the Council’s housing density policies.

CP21. Dwelling Mix and Type

1. The Council will require all new housing development to contribute to the creation of mixed communities by offering a range of housing choices including a mix of dwelling sizes, family housing, and accessible homes.
2. On sites providing 10 or more new dwellings, both market and affordable housing should be provided.

3. The Council will require large residential development sites to provide:

   a) a variety of housing types, including both flatted units and houses (particularly on sites 2 hectares or greater in area); and/or

   b) variation in the layout of all dwelling types to ensure a broad mix of housing, suitable for different household types.

5.13 As with key Government objectives for housing provision, Tower Hamlets will seek that new housing provision offers a wide choice of housing types, which meets the needs of the community as well as ensuring new housing contributes to social cohesion and inclusion within the Borough. Improving housing choice is fundamental to the creation of a sustainable community, as it allows a variety of people, on a range of incomes and at different life stages, to live in the Borough. Limiting housing choice may correspondingly limit the people who are able to live in Tower Hamlets and therefore impacts on the population mix within the community. This compromises the concept of sustainable communities.

5.14 Large residential development sites have an opportunity to provide a broader mix of housing, including more affordable housing as well as providing choices in housing type. Large residential developments, particularly in Tower Hamlets, may be either taller buildings on relatively smaller sites or medium sized developments over a larger site area. In both cases a range of dwellings, with differing layouts, should be provided in order to widen housing choice on site. Sites with a larger site area have a greater opportunity to provide a mix of housing types including both flatted and terrace-style housing.

Implementation

CP21 Dwelling Mix and Type will be implemented by:

• the Council’s Development Control Policies;

• the Council seeking that residential development complies with Lifetime Homes Standards and Part M of the Building Regulation 2004; and

• Area Action Plans and master plans, to provide additional guidance on the preferred housing mix in specific areas.
Monitoring

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<th>Indicator</th>
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<td>Indicator</td>
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<td>Indicator</td>
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</tbody>
</table>

**CP22. Affordable Housing**

1. The Council will aim to maximise all opportunities for affordable housing on each site, proposing new residential dwellings in order to achieve a 50% affordable housing target, across the Borough, from all sources.

2. The Council will seek a minimum of 35% affordable housing provision on developments proposing 10 new dwellings or more, although the provision of affordable housing will be encouraged on all sites proposing new housing.
3. The Council will seek a social rented to intermediate housing ratio of 80:20 for all new affordable housing.

4. On sites providing both market and affordable housing, the Council will require all housing to be integrated to ensure there is no visible difference between the different housing tenures provided.

5. The Council will seek to ensure the retention in perpetuity of new affordable housing through legal agreements.

5.15 Tower Hamlets has some of the greatest need for affordable housing in London. It is a key priority within the Community Plan to increase the provision of affordable housing, so that families can continue to live together. The need for more affordable housing is growing such that there is an identified annual shortfall of 3,021 affordable dwellings across the Borough.\(^{46}\) Tower Hamlets also has a rapidly growing waiting list for those seeking affordable housing.\(^{47}\) Therefore working towards providing a continual and substantial provision of affordable housing remains a key priority.

5.16 The Council has adopted the London Plan’s target of 50% affordable housing.\(^{48}\) The supply source for new affordable housing includes:

- new housing provision, including seeking a minimum of 35% affordable housing from all sites proposing to build 10 or more new dwellings;
- vacant homes brought back into use and non housing units being converted to affordable housing;
- new affordable housing provided on estate regeneration schemes;
- new housing provided by registered social landlords through recycled grant funding; and
- registered social landlords undertaking self-funded schemes.

5.17 Ensuring there is sufficient affordable housing included as a proportion of new housing is important in the development of mixed and balanced communities. Therefore, the Council will seek that all sites proposing 10 or more units contribute to affordable housing provision. This is required to meet the identified Borough housing need and assist in the creation of sustainable communities.\(^{49}\)

5.18 Tower Hamlets has the greatest capacity for development from small sites, being sites less than 0.5 hectares. Small sites housing provision represents one third of the Council’s expected housing provision to 2016.\(^{50}\) Ensuring that affordable housing is provided on smaller sites is important in seeking to achieve a greater provision of affordable housing throughout the Borough.
5.19 Affordable housing in Tower Hamlets comprises social rented housing, intermediate housing and, in some cases, low cost home ownership (which is included as a form of intermediate housing). The split between the different forms of affordable housing needs to be responsive to the housing requirements of the Borough, and should also contribute to the housing choice available. The Mayor of London seeks 70% of affordable housing provision to be social rented housing and 30% to be intermediate housing. However, the greatest need in the Borough is for social rented housing.

5.19 If the Borough was to adopt the same policy as the London Plan this would not meet the needs of the majority of people in housing need in Tower Hamlets. Therefore, the Borough will seek a ratio of 80:20 social rented to intermediate housing.

5.20 Sites proposing intermediate housing should demonstrate that the intermediate housing provides for a range of households within the intermediate incomes bracket (defined as between £16,400 and £49,000 in September 2005).

5.21 To ensure social cohesion and inclusion on sites, affordable housing should be provided alongside market housing and it should be integrated such that, from the outside of the building, there is no visible difference between the different tenures provided.

5.22 The Council wants to ensure that existing benefits of affordable housing will be passed on to future generations, with the involvement of registered social landlords, other social agencies or other organisations providing homes for rent or shared ownership. The Council will, therefore, seek to enter into a legal agreement, where new affordable housing is provided, to ensure dwellings continue to be available as affordable housing for successive occupiers, and only to those in need of affordable housing. Any receipts generated from the subsequent sale of low cost ownership housing will be required to be recycled within affordable housing schemes in the Borough.

5.23 The Council will seek the provision of affordable housing, in accordance with this core policy, on sites where existing live-work units are being converted to residential uses. Each live-work unit being converted to full residential will be considered as one new residential dwelling.

Implementation

CP22 Affordable Housing will be implemented by:

- the Council’s Development Control Policies;
• the Council working with relevant stakeholders, including private developers and housing associations, to maximise the provision of affordable housing on all sites proposing new housing; and
• the Council seeking planning obligations to secure affordable housing from all applications proposing new housing, including where planning permission is granted to change the use from live-work to residential use.

**CP23. Efficient Use and Retention of Existing Housing**

The Council will ensure the efficient use and retention of existing housing by:

a) resisting the loss of all residential dwellings, unless there are acceptable plans for its full replacement;
b) resisting the loss of affordable housing, unless there are acceptable plans for its full replacement;
c) resisting the loss of family housing, unless there are acceptable plans for its replacement;
d) maximising the efficient use of all existing stock by reducing empty homes, including both private and public sector stock; and
e) seeking to improve all existing housing stock to a minimum decent housing plus standard, either by refurbishment or by replacement.

5.24 Given the acute need for housing within Tower Hamlets and London, the Council will seek to: resist the loss of any housing (including affordable housing); to actively bring empty properties back into use in accordance with the priorities in the Community Plan; regenerate housing on housing estates to a decent homes plus standard and to prevent the use of housing stock for short-term or temporary uses. This includes the loss of permanent housing to short-term provision (letting less than 90 days), including hotels, serviced apartments and other such temporary uses.

5.25 Given the need for family housing in the Borough, proposals for the conversion of family homes into small units will also be resisted.

**Implementation**

CP23 Efficient Use and Retention of Existing Housing will be implemented by:

• the Council’s Development Control Policies;
• the Council seeking, through the planning process, to retain existing housing within the Borough, as a means of continuing to meet the growing housing need;

• the Council working with private owners of empty or vacant housing in order to seek to bring it up to standard and bring it back into residential use;

• the Council, working with housing associations and other associated management organisations to regenerate existing Local Authority housing estates to bring housing existing stock up to a decent homes plus standard; and

• the Council using powers, including enforcement, to ensure maximum efficiency of housing stock. Under the Greater London Council (General Powers) Act 1973 and 1983, the use of residential accommodation for temporary sleeping accommodation, occupied by the same person for less than 90 consecutive nights, is a material change of use, requiring planning permission.

Monitoring

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number of residential dwellings lost</th>
<th>Community Plan Theme</th>
</tr>
</thead>
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<tr>
<td>Target</td>
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<td>Living Well</td>
</tr>
<tr>
<td>Data Source</td>
<td>London Borough of Tower Hamlets Planning Applications Database and London Development Database</td>
<td></td>
</tr>
</tbody>
</table>

**CP24. Special Needs and Specialist Housing**

1. The Council will promote special needs and specialist housing by:

   a) allowing good quality supported housing which meets an identified Borough housing need;

   b) supporting good quality houses in multiple occupation which meet an identified Borough housing need;

   c) focusing purpose built student housing on the Queen Mary University campus site and in close proximity to the London Metropolitan University at Aldgate, to support the universities; and

   d) allowing other specialist housing, such as key worker housing schemes.

2. The Council will seek the retention of reasonable supported housing and housing in multiple occupation.
3. Where special needs or specialist housing has been provided to meet an identified Borough housing need, the Council may choose not to seek planning contributions for affordable housing, subject to a legal agreement being provided to ensure the proposed special needs or specialist housing be provided in perpetuity.

5.26 A wide range of the special needs and specialist housing is required to meet the specific needs of vulnerable and disadvantaged people in the Borough or for specialist groups such as students and, in some cases, key workers. The provision of housing to support vulnerable adults and older people is an identified priority within the Community Plan. The provision of special needs and specialist housing should be designed to meet the needs and demands of the people it serves.

5.27 The provision of new special needs and specialist housing will be welcome within Tower Hamlets where it can be shown to be meeting an identified housing need or where it will assist the Council in meeting its strategic priorities. These are outlined in the Local Area Agreements; Housing (Needs) Survey, Supported Person Strategy, the Housing Strategy Statement and the Homelessness Strategy. These documents will be continually updated throughout the life of this Development Plan Document, to provide an ongoing assessment of housing need in the Borough.

5.28 Within the Borough, supported housing can take many forms including residential care for older people or housing to meet specific access needs such as for disabled people, care support and staffed hostels. The provision of supported housing should be located in close proximity to shopping facilities and services in locations with good access to public transport, because of low car ownership and, in some instances, reduced mobility of the client group.

5.29 The Council will also seek to retain any reasonable forms of special needs or specialist housing, which is still suitable for its use, where it is shown that these still meet an identified housing need.

5.30 The provision of purpose built student housing will be focused around the Borough’s higher educational establishment. This includes on the Queen Mary University site, and within close proximity, being 5 minutes walking distance, of London Metropolitan University facilities in Aldgate. Whilst student accommodation supports the Borough’s universities, it does not contribute to meeting the Borough’s housing need and, therefore, is not a preferred housing use throughout the Borough. Proposals for purpose built student housing in other areas in the Borough, will be resisted in favour of housing that meets an identified Borough housing need including the provision of affordable housing.
5.31 Other forms of specialist housing, such as key worker housing schemes, may be considered where there is an identified need, and specialist funding to support its provision.

5.32 Within schemes aimed to facilitate key worker housing, particular regard must be paid to the needs of key workers within the Borough in ensuring that its provision will be targeted to assist those in housing need. In 2004 over 50% of key workers in the Borough lived in social housing and the average key worker’s gross household income per annum was £33,452. Almost 75% of key workers can not afford market housing and of these 55.4% can only afford social rented housing, while the rest can only afford the cheapest intermediate housing available. Key worker schemes, provided as specialist housing, should, therefore, provide both intermediate and social rented housing.

5.33 For sites proposing key worker housing, there will be no specific location requirement in relation to employment. This is because the allocation of key worker housing occurs sub-regionally and by choice of the applicant. This means that whilst key worker housing could be located adjacent to key employment sites, it does not follow that residents will be the relevant key workers. As Tower Hamlets is a highly accessible and small Borough, key workers who live and work within the Borough will be relatively close to their employment place, regardless of their specific location.

Implementation

CP24 Special Needs and Specialist Housing will be implemented by:

- the Council’s Development Control Policies;
- the Council seeking to work with the relevant stakeholders and providers of supported housing and housing in multiple occupation, to ensure that the provision of these uses is responsive to the needs within the Borough;
- the Council requiring houses in multiple occupation to be licensed in accordance with the Housing Act 2004 and registered within the Council’s controlled registration scheme;
- the Council seeking to work with the relevant stakeholders, including the London Metropolitan University and the Queen Mary University, to ensure that the provision of student housing is responsive to requirements, as well as the Council’s priorities for land-uses; and
- the Council seeking special needs and specialist housing, which is
not providing planning contributions towards affordable housing, to provide a legal agreement to ensure the proposed special needs or specialist housing be provided in perpetuity. Over time, if demand is insufficient to maintain this use and the housing is converted to market housing, the Council will then require that a portion of the housing be provided as affordable housing in accordance with the Council’s policy on affordable housing.

**CP25. Housing Amenity Space**

1. All new housing in Tower Hamlets will be required to provide high quality, useable amenity space, including private and communal amenity space, for all residents.

2. Where new dwellings are created through the conversion or subdivision of an existing building, the Council will seek to maximise all opportunities for the provision of private and/or communal amenity space, within the constraints of the site.

5.34 Providing high quality and useable private external space is an important part of delivering sustainable development and improving the amenity and liveability for residents.

5.35 In the London Plan the Mayor identifies the value associated with open space, including amenity space. Emerging Government guidance also refers to maximising the opportunities for access to open space, and links the delivery of sustainable homes with providing private external space.56

5.36 The Council’s Open Space Strategy 2005 highlights a significant deficiency in open space provision across the Borough. Whilst the Council will seek to increase the provision of public open space where there is opportunity, it will also seek other innovative opportunities for improving access to outdoor space for residents, including requiring amenity space within new housing.

5.37 Amenity space includes private amenity space and communal amenity space, including child play spaces and informal recreational spaces. Child play spaces and informal recreational spaces should be of high quality, be designed to be safe for all users and be fit for its intended use.

**Implementation**

CP25 Housing Amenity Space will be implemented by:

- the Council’s Development Control Policies; and
- the Council developing a Child Play Space Strategy.
CP26. Gypsy and Traveller Sites

The Council will maintain the existing sites for gypsies and travellers and seek to identify new provision, where there is an identified need.

5.38 In accordance with the Government guidance57 and the Mayor’s London Plan, the Council will seek to create a safe and inclusive environment for gypsies and travellers, taking account of their specific needs and requirements.

5.39 Developing a mixed and balanced community includes ensuring adequate provision for all people choosing to live within the Borough, including gypsies and travellers.

5.40 The Council’s official gypsy and travellers site at Eleanor Street, (within the Bow Triangle) was opened on 22 June 1983. This provision was made in response to the Council’s statutory duties outlined in the Caravan Site Act 1968. In 2005 Tower Hamlets had 19 Gypsy pitches provided by local authorities and Registered Social Landlords. These were all contained within the Eleanor Street site.

5.41 A local needs assessment for the Eleanor Street Travellers site was undertaken by the Council in May 2006, in accordance with emerging Government guidance,58 to understand the makeup and needs of the site and also to identify resident’s perceptions of the planned Crossrail development. This assessment found that there is an established community on the site. Children attend local schools and residents have a strong sense of satisfaction with local amenities and facilities. This study also identified that there was a localised need for more pitches.

5.42 The Eleanor Street Travellers site will be impacted upon by the implementation of Crossrail. This includes the proposed vent shaft and tunnelling works on a part of the existing site. However as a part of the Crossrail Amendment, provisions include additional gypsy and traveller sites, which have been safeguarded within the Bow Triangle.

Implementation

CP26 Gypsy and Traveller Sites will be implemented by:

- the Council’s Development Control Policies;
- the Council seeking to work with the relevant stakeholders to ensure that the provision of gypsy and traveller sites is maintained and opportunities for new sites are considered in appropriate locations; and
- the Council undertaking a Gypsies and Travellers Accommodation Assessment in due course, to determine unmet demand and
identify appropriate new permanent or temporary sites as required by Circular 01/06 (ODPM): Planning for Gypsy and Traveller Caravan Sites.

Monitoring

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<th>Indicator</th>
<th>Total number of gypsy and traveller sites</th>
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<tbody>
<tr>
<td>Target</td>
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<tr>
<td>Data Source</td>
<td>London Borough of Tower Hamlets Planning Applications Database</td>
<td>Living Well</td>
</tr>
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</table>

**CP27. High Quality Social and Community Facilities to Support Growth**

The Council will work with partner organisations to ensure residential and working population growth is supported by adequate, high quality social and community facilities by:

a) resisting the loss of social and community facilities unless there are acceptable plans for their full replacement;

b) seeking to secure improvements for the provision of new, or improvements to existing, social and community facilities;

c) ensuring new social and community facilities are designed and located to maximise accessibility and inclusive access, and serve the diverse needs of the Borough;

d) encouraging the co-location of social and community facilities; and
e) supporting the multiple use of social and community facilities, particularly the use of schools after hours, for a mix of sporting, social, cultural and recreational uses, provided there are no adverse impacts on the amenity of nearby residents.

5.43 Social and community facilities include: all educational establishments, places of worship, youth and community centres/halls, doctor and dentist surgeries, health centres, sports facilities, libraries, Idea Stores, cemeteries, children’s play and recreation facilities, and services for young people.

5.44 The Council has expressed its commitment through the Community Plan to address the need for, and improve access to, social and community facilities. Due to the expected level of growth within the Borough, the Council will have to work with its partners and other stakeholders to ensure adequate provision of new social and community facilities to support the needs of the future population.
Requirements for such facilities are identified through several different studies carried out by the Council and other agencies on relevant areas such as health, education, open space and leisure services.59

5.45 The quality and provision of social and community facilities varies across the Borough. Whilst some facilities meet the needs of the community, others require improvement. The Council wants to ensure that where a need for a facility exists, or is deemed to exist in the future as a result of development, buildings of a good standard in terms of design, quality and accessibility are provided. The Council will not allow the displacement of social and community facilities that are actively used and that meet the diverse needs of the local population.

5.46 The Mayor of London stresses the need to protect and enhance social infrastructure and community facilities to support growth in major areas of regeneration and development, as well as to ensure facilities are within easy reach of the people that use them, either by foot or by public transport.

5.47 Social and community facilities should be located in areas where people can easily and safely access them, ideally in the Borough’s town centres. They should be easily accessible by public transport and promote inclusive access for all.

5.48 Due to the expected level of growth within the Borough, the Council will have to work with its partners and other stakeholders to ensure adequate provision of new social and community facilities to support the needs of the future population.

5.49 Where appropriate, the Council will work in partnership with several different agencies and institutions to promote joint ventures and the co-location of different services. This will facilitate the efficient use of available resources and improve accessibility.

5.50 The Council may require new residential, commercial, office or mixed-use developments to contribute financially or in kind to the development or improvement of social and community facilities.

5.51 Community buildings, especially school buildings, are evenly distributed across the Borough. More use could be made of these facilities at times when they are not needed for school purposes, such as evening, weekends and during holiday periods. This could assist in meeting the current shortfall of centres for activities such as worship and educational meetings.

5.52 The Council’s support of multiple use of social and community facilities is in line with the Government’s extended school strategy.60
The multiple use of such facilities can also help with the reduction of crime and fear of crime by increasing natural surveillance.

**Implementation**

CP27 Social and Community Facilities will be implemented by:

- the Council’s Development Control Policies;
- the Council seeking planning obligations, where appropriate, to secure new, or the improvement of existing, social and community facilities, including maintenance contributions;
- Area Action Plans identifying sites for new health and education facilities and other social and community facilities, where appropriate, and Area Action Plans and Supplementary Planning Documents, including development briefs and master plans to set out design principles for these sites; and
- the Council working in partnership with key local, regional and national stakeholders, such as Transport for London and developers.

**Monitoring**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Percentage of respondents satisfied with sports and leisure facilities</th>
<th>Community Plan Theme</th>
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<td>Target</td>
<td>At least 50%</td>
<td>Excellent Public Services</td>
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<tr>
<td>Data Source</td>
<td>Best Value Indicators BV119a</td>
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**CP28. Healthy Living**

The Council will work in partnership with the Tower Hamlets Primary Care Trust and other key health agencies to improve health, promote healthy lifestyles, reduce health inequalities in the Borough, and to ensure that appropriate new healthcare facilities are provided to support the current and future population.

5.53 The Council’s Community Plan recognises the important contribution that can be made to people’s health by addressing the wider societal determinants such as: access to work and better jobs, better housing and safer streets, walking, cycling, open spaces and leisure provision, all of which contribute to the health and well-being of the Borough’s communities. The Council, the Primary Care Trust and other health service providers recognise the challenges and opportunities for health improvement that come from growth and regeneration. Many of the
policies in the Local Development Framework will help to ensure growth contributes to addressing healthy lifestyles.

5.54 Good access to an integrated network of health facilities is a vital component in addressing local health priorities. The Government and the Mayor of London also emphasise the need to support the provision of additional healthcare facilities in order to meet present and future demand, and contribute to healthy lifestyles.\(^6\) Therefore the Council will work in partnership with Tower Hamlets Primary Care Trust and other health stakeholders to identify areas of existing and future need, and prioritise investment to improve health and well-being through a range of proactive measures, including the development of new neighbourhood networks of health and social care services.\(^6\)

**Implementation**

CP28 Healthy Living will be implemented by:

- the Tower Hamlets Primary Care Trust’s Health Improvement Strategies;
- working in partnership with the Tower Hamlets Primary Care Trust and other Health providers;
- Area Action Plans identifying sites for new health facilities and other social and community facilities, where appropriate, and Area Action Plans and Supplementary Planning Documents, including development briefs and master plans to set out design principles for these sites; and
- the Council seeking planning obligations through the Healthy Urban Development Unit model where appropriate.

**Monitoring**

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<thead>
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<th>Indicator</th>
<th>Number of General Practitioners per 1000 population</th>
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<td>Target</td>
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<table>
<thead>
<tr>
<th>Indicator</th>
<th>Percentage of population reporting good health, aged under 75</th>
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</thead>
<tbody>
<tr>
<td>Target</td>
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<tr>
<td>Data Source</td>
<td>Tower Hamlets Primary Care Trust and London Health Observatory</td>
</tr>
</tbody>
</table>
**CP29. Improving Education and Skills**

The Council will work in partnership with education providers to encourage and support measures aimed at addressing the skills requirements of the Borough’s residents and businesses through educational and training initiatives and adequate education facilities.

5.55 Tower Hamlets has an excellent track record of educational improvement. The Community Plan identifies the Council’s continued commitment to ensure residents, including young people, are provided with opportunities for improved learning and achievement, including the provision of the best schools and facilities to support education excellence.

5.56 Continued education excellence is needed, since unemployment levels are still high in Tower Hamlets despite the Borough having one of the largest concentrations of businesses in London. Many residents still have low skill levels and often experience low incomes. Consequently, the Council has prioritised the need to improve skills, education and employment at all levels.

5.57 The Council will work in partnership with education institutions at all levels and support schemes and programmes that seek to promote the employment of local residents as well as the continuous educational development of residents.

5.58 The Building Schools for the Future programme will help to turn all the existing facilities into high quality, modern institutions that will help equip the Borough’s young people with the skills they need to successfully secure jobs in a modern, globalised economy. Tower Hamlets also has an unusually large and growing young population so new schools - particularly, but not only primary schools - will also be required to meet the needs of new communities.

5.59 Innovative approaches to all education services are required to ensure the Council fully meets its education objectives. New Childrens Centres will be development that combines education with health and wellbeing services for young people. The Council will continue its commitment to life long learning through the Idea Stores that combine a wide range of progressive learning services and the extended schools programme. Life long learning and higher education is also provided by the Tower Hamlets College based in Poplar.
5.60 Tower Hamlets is also home to the London Metropolitan University, which is seeking to consolidate its campus in and around Aldgate in the City Fringe, and Queen Mary University, based in Globe Town. The Council will work with both universities to integrate their activity into the Borough’s community and facilitate the development of first rate teaching, research and support facilities.

Implementation

CP29 Improving Education and Skills will be implemented by:

- the Council seeking planning obligations, where appropriate, for new schools, school improvements, training and life-long learning;
- the Council working in partnership with interested educational institutions and relevant national, regional and local bodies;
- the delivery of the Building Schools for the Future Programme and the planning and development of new primary schools to support growing communities;
- Area Action Plans identifying sites for new education facilities and other social and community facilities, where appropriate, and Area Action Plans and Supplementary Planning Documents, including development briefs and master plans, setting out design principles for these sites;
- the Council supporting initiatives, like Employment Solutions or Life-long Learning, to address the educational needs of the Borough’s population and local businesses; and
- the Council’s Children’s and Young People’s Strategy.

Monitoring

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<tr>
<th>Indicator</th>
<th>Percentage of population aged 16-74 with no formal qualifications</th>
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<td>Target</td>
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<table>
<thead>
<tr>
<th>Indicator</th>
<th>Percentage of young people aged 16-18 not in education, employment or training</th>
<th>Community Plan Theme</th>
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<td>Target</td>
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<td>Data Source</td>
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</table>
CP30. Improving the Quality and Quantity of Open Spaces

1. The Council will:
   a) protect, and seek to increase and improve, the provision of all types of open space in the Borough;
   b) seek to maintain and improve upon an open space provision standard of 1.2 hectares per 1000 population;
   c) promote improved accessibility to, between and within open spaces; and
   d) promote the use of new and innovative design measures to achieve high quality open space.

2. The Council may require developments to contribute to public open space.

5.61 Open spaces underpin our quality of life and are fundamental to the Government’s objectives of promoting social inclusion, community cohesion, healthy living and well-being. Tower Hamlets contains a wide range of open space, including, but not limited to Parks, Green Chains, Sites of Nature Conservation, the docks and waterways as identified on the Proposals Map, as well as others provisions such as urban spaces and private open space. Increasing the amount of high quality open space in the Borough is a key component to the creation of sustainable communities and will make a significant contribution to the Borough’s regeneration.

5.62 The London Plan actively protects London’s network of open spaces and promotes its extension, especially Metropolitan Open Land, as it plays a determinant role in the support and implementation of the network. The Mayor of London seeks local authorities to consider future open space needs and their functional and physical linkage, in order to maximise its potential and benefits. The Council will seek to maximise all opportunities for open space, including the provision of housing amenity space.61

5.63 The Council is committed to reducing the Borough’s open space provision deficiencies in quantity, quality and access as highlighted in the Open Space Strategy.
5.64 The Open Space Strategy recognises an overall Borough open space provision standard of 1.2 hectares per 1000 population. The provision standard includes:

- Major parks;
- Local parks;
- Square and gardens;
- Playgrounds;
- Burial grounds; and
- Allotments and City farms.

5.65 The Open Space Strategy indicates that only about half of the Borough’s residents have adequate access to major parks, and that residents to the west and east of the Borough live more than 15 minutes walking time from a major park, therefore not within the London Plan’s overall target. Major parks in the Borough include: Victoria Park, Mudchute Park and Farm, Millwall Park and Mile End Park. Major parks outside the Borough but within the 1.2km of the Borough boundary are Hackney Marshes, Greenwich Park and the proposed 2012 Olympic Park.

5.66 The Borough’s current open space provision of 1.2 hectares per 1000 population is lower than the indicative national standard. However, given Tower Hamlets’ inner London location, the Council will seek all practical and innovative ways to address open space shortages and improve on the Borough’s current standard. The Council will require the provision of open space as part of development schemes and actively promote investment in new open spaces and improvements to the quality and usability of all open spaces. The amount and type of open space sought will take into account the demand for allotments, deficiencies in nature conservation sites and the need for play facilities and playing fields. Allotments provide a valuable resource for people to make social contact as well as healthy, outdoor activity. This type of activity is also recognised as a valuable contributor to social cohesion. The Open Space Strategy highlights the need to protect allotments as there is a level of unsatisfied need for this type of space. The Open Space Strategy also highlights the need to provide public access to local or small parks.

5.67 The Council will use Area Action Plans to propose the necessary series of improvements to the existing open space network that are essential for the delivery of the Borough’s spatial strategy and Open Space Strategy. These proposals and the targets set, vary across the Borough due to site constraints and local need. This will be further supported by existing and future master plans. As well as seeking new publicly
accessible open spaces the Council will also support proposals that help to maximise the utility of new and existing public spaces. The Council will also proactively work with other boroughs, the Olympic Delivery Agency and the Lee Valley Regional Park Authority to ensure the delivery of a high-quality Olympic Park that is made accessible to Tower Hamlets’ residents. The park will be a lasting legacy for Borough residents.

5.68 Further to this, the Council will also embrace the Green Grid principles, as set in the East London Sub-Regional Development Framework, in order to secure further improvements to the Borough’s open space network.

5.69 The Open Space Strategy highlights that the west of the Borough and the Leaside area have the lowest density of open space provision. Anticipated increases in residential density and daytime working community will put further pressure on these sites, further supporting the need for new and improved open spaces.

5.70 The Council is committed not only to secure more sites for publicly accessible open space but also to support a more intensive use of existing open spaces and bringing them up to a higher quality to accommodate more people and more activities. In a densely developed inner London Borough like Tower Hamlets, the traditional park with lawns, shrub and flowerbeds is becoming increasingly unsuitable as a universal model. The redevelopment of Mile End Park and the new Jubilee Park at Canary Wharf reflect a new design ethos.

Implementation

CP30 Open Space will be implemented by:

- Area Action Plans, master plans and/or other Supplementary Planning Documents;
- the Council seeking planning obligations, where appropriate, for improvements to existing open space or the provision of new open spaces when the proposed development is likely to increase pressure on existing open space. Where, due to site constraints, on site open space can not be provided, the Council will accept off-site provision or financial contributions towards proposed new open space or accessibility improvements;
- the Council considering available programmes and working in partnership with other agencies such as the Green Grid programme, London Parks & Green Spaces Forum or the Mayor’s 100 Public Spaces Programme;
- the Tower Hamlets Open Space Strategy; and
- the 2012 Olympics and Olympic Legacy Master Plans.
## Monitoring

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<tr>
<th>Indicator</th>
<th>Area of land designated as Open Space</th>
<th>Community Plan Theme</th>
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<td>Target</td>
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<td>Living Safely-Improving the Environment</td>
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<tr>
<td>Data Source</td>
<td>London Borough of Tower Hamlets Parks Team and London Borough of Tower Hamlets Geographic Information Systems</td>
<td></td>
</tr>
</tbody>
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44 London Borough of Tower Hamlets, Housing Trajectory (2006).
51 Greater London Authority, the London Plan (2004).
57 ODPM, Circular 01/06 (ODPM): Planning for Gypsy and Traveller Caravan Sites.
59 For example through the Tower Hamlets Education Strategic Plan (2005), the Tower Hamlets Young People’s Community Plan (2004), and Primary Care Trust, Improving Health and Well-being in Tower Hamlets: A Strategy for Primary and Community Care Services (2006).
60 Department for Education and Skills, Extended schools: providing opportunities services for all (2002).
63 The requirements for Housing Amenity Space is outlined in CP25 – Housing Amenity Space.
64 Table 3D.1 London’s Public open space hierarchy sets out an accessibility standard of 1.2 kilometres distance from homes to district parks, which is approximately 15 minutes walk.
CHAPTER 6
Sustainable environment
6. Sustainable environment

6.0 The Council recognises the strategic imperative to protect and enhance the natural environment to tackle the long-term global issue of climate change and improve local quality of life.

6.1 Tower Hamlets’ residential and working population is growing. That growth will have a range of impacts on the environment including through energy and materials used during development, through the production of waste by residents and business activity and through increased demand for access to public open space.

6.2 This chapter sets out policies to protect and enhance the Borough’s environmental assets, which will assist in managing housing and employment growth so that it impacts positively on the environment. The Sustainability Appraisal has identified these Core Policies as being key tools for mitigating negative impacts, particularly on the environment. Implementing these policies will be fundamental to ensuring future development in the Borough is sustainable.

CP31. Biodiversity

1. The Council will seek to ensure the protection, conservation, enhancement, and effective management of the Borough’s biodiversity.

2. The Council will resist proposals which would have an adverse impact on a habitat or species. Where a proposal may threaten a habitat or species, the Council will require the applicant to undertake an ecological assessment. The Council will require appropriate mitigation measures to be implemented to reduce any identified adverse impacts on biodiversity and may require compensation to offset harm.

3. The Council will seek to ensure there is no net loss of biodiversity. Where possible, the Council will aim for a net gain of biodiversity by seeking:
   a) opportunities to create new natural landscapes and wildlife habitats, particularly in areas of deficiency; and
   b) to maximise the potential of development to incorporate and increase biodiversity.

4. The Council will seek to ensure public access to areas of nature conservation importance, where access would not cause harm to species and habitats.

5. The Council will seek to protect vegetation of importance in the Borough, including by resisting proposals for the removal of trees covered by Tree Preservation Orders, and through making further Tree Preservation Orders.
6.3 The identification and protection of biodiversity throughout the Borough is necessary to support a significant proportion of London’s wildlife and their habitats and to provide the opportunity for people to see, learn and enjoy nature. Under the Wildlife and Countryside Act 1981 and the Habitats Regulations a wide range of species and habitats are protected. The Tower Hamlets Local Biodiversity Action Plan, which complements the UK and London Biodiversity Action Plans, sets out local priorities for biodiversity protection in the Borough, including by identifying priority species and habitats for protection and enhancement. This policy will assist the Council in meeting its commitment to local, regional, national and international biodiversity protection agendas.

6.4 Tower Hamlets has existing open spaces which play a vital role in the promotion, protection and maintenance of the Borough’s biodiversity including, wildlife and wildlife habitats, including Local Nature Reserves, Sites of Importance for Nature Conservation (SINCs), and Green Chains. The Council will ensure the protection of these sites and their biodiversity value, and will seek the creation of additional areas of nature conservation importance, particularly in areas of deficiency as identified in the Tower Hamlets Local Biodiversity Action Plan.

6.5 The Council will also seek the improvement of accessibility to SINCs and natural landscapes through planning obligations. Where appropriate, linkages in line with the Green Chains approach will be secured while continuing to plan for a range of different types of green areas to meet a variety of needs. The temporary use and management of vacant or derelict sites or land and other open spaces for nature conservation will be promoted to realise the potential of currently undervalued spaces.

6.6 Effective management plays a crucial role in the retention of many valued habitats and species, reducing the loss of wildlife and contributing to the increase of biodiversity. The Government also requires local authorities to take nature conservation into account in the management of land. Management agreements for nature and landscape conservation will be sought in appropriate instances and opportunities encouraged for improvement of biodiversity through design and management in new development.

6.7 In exceptional circumstances, the nature conservation value of sites will be weighed against the social and economic benefits of development proposals only after taking the approach to avoid or minimise harm to ensure that there are mitigation measures and compensation in the event of unavoidable damage or loss.
6.8 Biodiversity protection in Tower Hamlets is important not only in protected parks and open spaces, but throughout the Borough. The built environment provides a home to a wide variety of wildlife, and development in these areas must ensure the protection of biodiversity and should seek opportunities for its enhancement. Development proposals will be viewed as opportunities to improve the quality and quantity of the Borough’s biodiversity, from the incorporation of bat or bird boxes to the creation of new habitats in the form of green roofs or wetlands. The retention of features of landscape or nature conservation value will be also required. In designing for biodiversity, particular attention should be given to the enhancement of priority species identified in both the London and Tower Hamlets Biodiversity Action Plans.

6.9 In protecting biodiversity in the Borough, the Council will seek to protect vegetation of importance, including trees. Trees are an important feature of the landscape of the Borough. They have multi-functional role providing recreation, contributing to biodiversity and wildlife opportunities. Tree Preservation Orders will be used to protect individual or groups of trees of amenity value from wilful damage. Tree Preservation Orders are normally applied to trees that play an important role in the preservation of the natural environment and result in making it an offence to cut down, uproot, prune, damage or destroy the tree or trees in question. The Council will strongly resist the loss or displacement of a tree protected by a Tree Preservation Orders. The Council will extend the existing list of Tree Preservation Orders when relevant.

Implementation

CP31 Biodiversity will be implemented by:

- The Council’s Development Control Polices;
- The Local Biodiversity Action Plan for Tower Hamlets;
- The Mayor of London’s Best Practice Guidance on Biodiversity and the London Biodiversity Action Plan
- The Thames Gateway Biodiversity Action Plan;
- English Nature’s Design for Biodiversity;
- Consultation with the Local Biodiversity Action Group to determine parts of the Borough which are deficient with respect to having access to SINC;
- Tree Preservation Orders; and
- Countryside and Rights of Way Act 2000 Section 74.
**CP32. Local Nature Reserves**

The Council will protect and enhance designated Local Nature Reserves for public use and seek to declare further reserves.

6.10 At present, Tower Hamlets has two sites designated as Local Nature Reserves: Mudchute Park and Farm and Tower Hamlets Cemetery Park, identified on the Proposals Map and shown in Schedule 8: Sites of Importance for Nature Conservation and Local Nature Reserves.

6.11 The Local Nature Reserve status is an additional mechanism for the safeguarding of local wildlife and geological features in the Borough that are of special local interest. Due to their local importance, the Council will protect these sites and enhance their wildlife, biodiversity or geological value whenever possible.

6.12 The Council will protect Local Nature Reserves from any form of development that does not aim to promote biodiversity, the safeguarding of the local wildlife or important geological features in the site.

**Implementation**

CP32 Local Nature Reserves will be implemented by:

- the Council working in Partnership with Natural England when proposing further sites as Local Nature Reserves.

**Monitoring**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Area of land designated as Local Nature Reserves</th>
<th>Community Plan Theme</th>
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</thead>
<tbody>
<tr>
<td>Target</td>
<td>No net loss</td>
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<tr>
<td>Data Source</td>
<td>London Borough of Tower Hamlets Geographic Information Systems</td>
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**CP33. Sites of Importance for Nature Conservation**

The Council will seek to protect and enhance all Sites of Importance for Nature Conservation in the Borough.

6.13 Sites of Importance for Nature Conservation are divided into four categories, being Sites of Metropolitan Importance, Sites of Borough Importance Grade I, Sites of Borough Importance Grade II and Sites of Local Importance. These sites are identified on the Proposals Map, and are listed and shown in greater detail Schedule 8: Sites of importance for nature conservation and Local nature reserves.
6.14 Sites of Importance for Nature Conservation play a vital role in the promotion, protection and maintenance of the Borough’s nature conservation, biodiversity and wildlife habitats. Due to their amenity, educational and cultural value, the Council seeks to protect these sites and, wherever possible, enhance their potential for nature conservation and biodiversity. Any proposal that does not aim to enhance the biodiversity levels of the site is likely to have an adverse impact on the local established habitat; therefore an ecological assessment will be required.

6.15 The Council recognises their amenity, educational and cultural value and seeks to protect and, wherever possible, enhance their potential for nature conservation and biodiversity preservation.

6.16 The Council is committed to expanding the existing network of Sites of Importance for Nature Conservation, especially in areas of deficiency as identified in the Borough’s Open Space Strategy.

### Implementation

**CP33** Sites of Importance for Nature Conservation will be implemented by:

- the Council seeking planning obligations, where appropriate, for improvements to Sites of Importance for Nature Conservation, in particular where the proposed development is likely to have an adverse impact on these sites.

### Monitoring

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Area of land designated as Sites of Nature Conservation Importance</th>
<th>Community Plan Theme</th>
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<td>Target</td>
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</tr>
<tr>
<td>Data Source</td>
<td>London Borough of Tower Hamlets Geographic Information Systems</td>
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### CP34. Green Chains

1. In areas designated as Green Chains improved access including links with adjacent pedestrian routes and enhancement of their recreational potential is expected.

2. The Council will encourage functional and physical linkages between green chains and the Borough’s network of open space and the wider public realm. Any development that may have an adverse impact on achieving these objectives will not be permitted.
6.17 Green Chains are essential for the preservation and enhancement of the existing green space network and contribute to the physical structure of London by being clearly distinguishable from the built-up area. Green Chains perform an important role in supporting biodiversity in Tower Hamlets and also offer valuable recreational resources. Green Chains are identified on the Proposals Maps and shown in Schedule 6: Open Space and Green Chains.

6.18 The function and purpose of a Green Chain is to provide an enjoyable continuous route that connects and leads to different open spaces. The openness of the Green Chain must be preserved, along with its linkages to adjacent pedestrian routes and the wider public realm, and its distinctive character.

6.19 Although Green Chains are considered part of Metropolitan Open Land, the Council considers that they need further protection from development in order to ensure the preservation of their function and purpose.

6.20 The Council seeks to extend and improve, wherever possible, the identified green chain network in order to support biodiversity and quality of environment improvements for residents, workers and visitors to the Borough. Consequently, the Council will not allow development that is likely to have an adverse impact on these objectives. Such development would compromise the delivery of the whole Green Chain strategy.

Implementation

CP34 Green Chains will be implemented by:

- the Council seeking planning obligations, where appropriate, for improvements to Green Chains and their functional and physical linkage to the open space network and wider public realm; and
- Area Action Plans and Supplementary Planning Documents, including development briefs and master plans.

Monitoring

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Area of land designated as Green Chains</th>
<th>Community Plan Theme</th>
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<tr>
<td>Target</td>
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<tr>
<td>Data Source</td>
<td>London Borough of Tower Hamlets Geographic Information Systems</td>
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CP35. Lee Valley Regional Park

The Council recognises the role of the Lee Valley Regional Park Authority in managing and protecting the interests of the Lee Valley Regional Park. The Council is committed to working in partnership with the Authority to improve access, quality and usability of the Park.

6.21 Lee Valley Regional Park Authority has been established to regenerate the Lea Valley into a ‘green wedge’ extending into the inner parts of East London. The extent of the Lee Valley Regional Park is identified on the Proposals Map.

6.22 The Council recognises the strategic and amenity value of the park for all who live, work and visit the Borough, and will work in partnership with the Lee Valley Regional Park Authority to support improvements to the usability of, quality of, and access to the Park, and to achieve the strategic aim of providing a continuous green link through the Lower Lea Valley to the River Thames.

Implementation

CP35 Lee Valley Regional Park will be implemented by:

- The Leaside Area Action Plan and master plans;
- the Council working in partnership with the Lee Valley Regional Park Authority to assess the impacts of relevant development proposals and ensuring that they will not compromise the present and future objectives for the Park; and
- the Lee Valley Regional Park Land Management Plan and other management documents.

CP36. The Water Environment and Waterside Walkways

1. The Council will protect existing waterways and the river frontage for nature conservation, biodiversity, and appropriate recreation, transport and tourism purposes.

2. Extensions and access improvements to waterside walkways and the river frontage will be promoted to achieve the purposes identified in (1) above.

3. Proposals that are likely to compromise the use of existing waterways and the river frontage for uses or purposes other than nature conservation, biodiversity, recreation, transport and tourism will not be supported.

6.23 The River Thames and other water areas are an important part of Tower Hamlets’ history and character. The Council’s objective is to ensure that development does not restrict the public’s access to, and enjoyment of, the Borough’s water environment.
6.24 The Council will also seek to retain the traditional elements of the character of the waterways for nature conservation and biodiversity purposes, and promote them for recreational, transport and tourism uses.

6.25 This policy is in line with the Mayor of London’s objective to protect the Blue Ribbon Network from development that may compromise its natural value and enjoyment. It promotes more sustainable and appropriate uses for such spaces as water transport, leisure, recreation, wharves and flood defences.

Implementation

CP36. The Water Environment and Waterside Walkways will be implemented by:

- the Council’s Development Control Policies;
- the Council seeking planning obligations, where appropriate, for improvements to public waterside walkways and the river frontage from new development and from the redevelopment of existing sites;
- Area Action Plans and Supplementary Planning Documents, including development briefs and master plans; and
- the Council requiring a Design and Access Statement for some applications for development adjacent to the Blue Ribbon Network.

Monitoring

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<tr>
<th>Indicator</th>
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<th>Community Plan Theme</th>
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<tr>
<td>Target</td>
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<tr>
<td>Data Source</td>
<td>Department for Environment, Food and Rural Affairs</td>
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</tr>
</tbody>
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**CP37. Flood Alleviation**

The Council will not support development or the intensification of existing uses in the Flood Risk Area or elsewhere in the Borough, where the Council considers that the residual risk of flooding has not been mitigated or minimised to an acceptable level.

6.26 A large part of Tower Hamlets is located within a flood risk area. Historically, substantial amounts of development in the area has taken place on low-lying flood plains which have been subject to
intermittent flooding. Flood plain storage is a natural response to flood flows in rivers and has the effect of reducing flood water levels and the risk of flooding elsewhere. However, the growth of urban development within the flood plains over the centuries has removed many natural flood protection systems and has increased the need for engineering works, such as the Thames Barrier, to protect properties against flooding.

6.27 The current projected increase in the number of households in Tower Hamlets and the rest of the Thames Gateway will lead to more pressure to build in areas at risk from flooding. Furthermore it is likely that flood risk and its potential impacts will increase over time due to climate change, which will contribute to rising sea levels, higher average winter rainfall and more intense rainfall events; therefore areas not currently at significant risk could become so during the lifetime of development. Therefore, both the present and future risk of flooding must be taken into account in planning for development.

6.28 Flood defences such as river walls and embankments, in association with the Thames Barrier, provide some defence against flooding. They reduce, but can not remove, the risk of flooding. There remains a residual risk to defended properties from a breach of these defences or an overtopping scenario. Whilst the probability of these events may be low, the consequences could be very significant, and therefore the residual risk to people and property needs to minimised to an acceptable level.

6.29 In mitigating or minimising residual risk of flooding, the Government has outlined a sequential test for managing flood risk. The sequential test will be used to direct development, in particular vulnerable development such as residential care homes, to areas at the least risk of flooding, and will be used to ensure the residual risks of flooding are assessed and managed. The sequential test has to be undertaken when allocating land for development, and will be taken into account by the Council when determining planning applications. Therefore it is expected that the sequential test be used in the preparation of development proposals where appropriate, and that this is demonstrated through a Flood Risk Assessment.

6.30 The Council will require a Flood Risk Assessment for all development within the Flood Risk Area and on some sites outside the Flood Risk Area where a residual risk of flooding may exist. The Flood Risk Area is identified on the Proposals Map, and is the area of the Borough with a 1 in 1000 or greater chance of river or sea flooding. This area is the equivalent of Flood Zones 2 and 3 as defined on the Environment Agency’s Flood Map.
Implementation

CP37. Flood Alleviation will be implemented by:

- The Council’s Development Control Policies;
- The Council requiring the use of Sustainable Urban Drainage Systems;
- The Council imposing planning conditions and seeking planning obligations where appropriate to manage flood risk, including requiring the provision of flood defence and mitigation works, and to ensure the future maintenance of these works;
- The Council referring planning applications to the Environment Agency for advice for sites that fall within the Flood Risk Area, and for other development where appropriate;
- The Council requiring Design and Access Statements for appropriate development; in flood risk areas these will include information as to how development proposals design in flood resilience; and
- The Council requiring flood risk assessment for development within the flood risk zone and for other development where appropriate; applicants will be required to demonstrate the sequential test.

CP38. Energy Efficiency and Production of Renewable Energy

The Council will seek to ensure development:

a) minimises the use of energy, including the use of non-renewable energy, throughout its lifetime; and

b) maximises opportunities for the production of energy from safe, renewable sources, throughout its lifetime.

6.31 Energy efficiency and the generation of zero carbon emission, renewable forms of energy are key to the achievement of sustainable development. As part of its commitment to seeking to achieve sustainable development, the Council wants to ensure new development minimises energy usage and maximises energy production over its lifetime.

6.32 The majority of energy currently used comes from fossil fuels, such as coal, oil and gas. Not only are these resources finite, but their use has significant impacts on the environment, including contributing to climate change.

6.33 The Mayor of London’s Energy Strategy expects 10% of a new development’s energy needs to come from renewable energy generated on site.
6.34 From all indications, the danger posed by climate change points to the need to require a higher percentage of provision above 10%, which the Council strongly encourages in developments. Existing housing is encouraged and all new developments are expected by the Council to consider implementing Combined Cooling Heating and Power (CCHP) or Combined Heating and Power (CHP) systems, where possible, and to establish links with existing systems. Improving technologies make the fuller use of low or zero carbon renewable sources of energy possible. Developments should be well integrated, so as to reduce the need to travel and bring down the levels of carbon dioxide emissions by 20% from on site renewable energy generation, in line with the Energy Strategy.

6.35 Renewable energy comes from the flows of energy that occur naturally and continuously in the environment. These include wind, sun, water and biomass fuels (energy crops). Moreover, they are not fossil fuels and do not contribute to climate change. The Council wants to see developments maximising energy efficiency and use of all forms of renewable energy will be encouraged, where appropriate. Energy efficient measures and renewable energy technology are the most cost-effective and publicly acceptable ways of Tower Hamlets’ contribution to the UK’s Kyoto objectives; and should also not be precluded in areas of heritage.

6.36 In recognising the role of energy in addressing climate change, the Renewables Electricity Directive set targets for the European Union to secure 22% of its electricity from renewable sources by 2010. The London Renewables Toolkit shows the different technologies that will be most appropriate for different development scenarios.

Implementation

CP38 Energy Efficiency will be implemented by:

- the Council’s Development Control Policies;
- the London Renewables Toolkit;
- the Mayor of London’s Energy Strategy; and
- Area Action Plans identifying opportunities for onsite renewable energy technology provision.

CP39. Sustainable Waste Management

1. The Council will seek to move waste up the waste hierarchy by minimising the amount of waste produced and maximising opportunities to recycle and reuse waste including at least 30% of household waste by 2010.
2. All new development must provide adequate collection and storage facilities for recyclables and residual waste.

3. All existing lawful waste management sites will be protected and non-waste uses will only be permitted where compensatory facilities are provided in a suitable location. Development on sites adjacent to waste facilities that may prejudice use for waste management purposes will not be permitted.

4. New major waste management facilities should be located on existing waste management sites or within Strategic or Local Industrial Locations.

5. Public recycling facilities will be encouraged in town centres and at major retail developments. Recyclable storage, small-scale composting will be supported throughout the Borough. The Council may also require temporary construction waste sites on major development sites.

6.37 As the population of Tower Hamlets grows, the subsequent increase in the amount of waste produced presents a real challenge. Traditionally, the Borough’s waste was disposed of to landfill sites but the Council is moving away from this as it is detrimental to the environment. The European Union Landfill Directive requires substantial reductions in the amount of biodegradable municipal waste landfilled and the Government aims to recover value from two-thirds of household waste, with at least half of this through recycling or composting. These targets reflect an overriding aim to move the management of waste up the waste management hierarchy illustrated in Figure 3. The waste management solutions toward the top of the waste management hierarchy pyramid are more sustainable than those at the bottom.
6.38 The Council’s Municipal Waste Management Strategy sets a target of recycling/composting 30% of household waste by 2009/10 to exceed statutory targets (in 2005/06 the Council recycled 9% of household waste and landfilled the remainder). The Council has already introduced a number of initiatives to maximise recycling, including a weekly collection service for co-mingled recyclables from every household and education facilities alongside an award-winning waste education project. The Municipal Waste Strategy introduces further measures to aid achievement of these targets, including an autoclave facility to pre-treat all residual waste and extract recyclables.

6.39 The Council is not just concerned with municipal waste (which includes household waste), but is also concerned with more sustainable management of all waste types or ‘streams’ such as commercial waste not collected by the Council and construction and demolition waste. The waste management hierarchy is relevant to all types of waste.

6.40 There is a strong locational dimension to achieving sustainable waste management. At the level of individual development it is important to make sure there is adequate space for the collection of different categories of waste provided in new developments. At the wider level, standalone waste management facilities should aim to treat waste as close as possible to where the waste was generated to minimise transport impacts. This is sometimes referred to the ‘proximity principle’; this is emphasised in the London Plan, which promotes a sub-regional approach to waste management. Waste facilities often have significant transport movements associated with them, such as the use of HGV vehicles. Locations which can allow the transfer of waste by water or rail offer a more sustainable solution than transfer of waste by road. The Council uses Northumberland Wharf to transfer waste by river.

6.41 The operational requirements of facilities will vary according to their scale and nature; and technological advances have led to waste management facilities becoming cleaner. However, it is better to locate certain waste management facilities away from sensitive uses such as schools. This is why industrial areas and exiting waste sites are the preferred location for new waste management facilities.

6.42 The Council has assessed the need for further waste management facilities and, based on current projections and the municipal waste strategy, the Council has not identified a new waste management site. However, the recycling and waste reduction targets set out and the increased population associated with new housing provision underline the need to safeguard existing waste management sites. The existing safeguarded waste management sites in Tower Hamlets are identified.
Implementation

CP39. Sustainable Waste Management will be implemented by:

- the Council’s Development Control Policies;
- the Council’s Planning Standard 2: Residential Waste Refuse and recycling provisions;
- the Council working with key partners to meet waste reduction targets;
- Environmental Impact Assessments (in accordance with where required under European Union and Government regulations) indicating the expected impacts from the proposed waste facility;
- the preparation of a Waste Management Development Plan Document; and
- the Council’s waste and recycling services.

Monitoring

<table>
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<tr>
<th>Indicator</th>
<th>Percentage of household waste which has been sent by the authority for recycling.</th>
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65 The Conservation (Natural Habitats, & c) Regulations 1994.
CHAPTER 7

A well connected borough
7. A well connected borough

7.0 Connectivity is a vital part of sustainable development. High quality public transport and accessible local routes ensure everyone can easily access local services and make sure that no communities are isolated or excluded. Furthermore, sustainable transport is critical to addressing climate change which is increasingly recognised as a severe global problem. Emissions from road transport is one of the main causes of climate change, but forward-thinking planning and development which emphasises a sustainable transport network can have a critical impact on addressing climate change.

7.1 This chapter sets out policies to achieve sustainable transport and local connectivity that is best positioned to support residential and economic growth in Tower Hamlets.

7.2 The Sustainability Appraisal has identified the positive impacts of these Core Policies for social, economic and most environmental aspects of the Borough. Environmental impacts such as water quality and use and affects on species, habitats and open spaces need to be carefully managed through other Core Policies and Development Control Policies.

CP40. A Sustainable Transport Network

1. The Council will seek the creation of a sustainable transport network in Tower Hamlets which minimises car travel, lorries and supports movement by walking, cycling and public transport by:

   a) protecting and enhancing a safe and convenient network of pedestrian routes, including the Borough’s Strategic Walkways;

   b) protecting and enhancing a safe and convenient network of cycle routes, including the Tower Hamlets Cycle Network which incorporates the London Cycle Network Plus;

   c) supporting the provision of new and improved pedestrian and cycle facilities;

   d) supporting the provision of new and improved public transport infrastructure and services which increase the quality, efficiency and capacity of the public transport network;

   e) ensuring people can interchange easily between types of public transport; and

   f) promoting car free developments and those schemes which minimise on site and off-site car parking provision in areas with good access to public transport.

2. The Council will seek to ensure new and existing transport infrastructure is accessible to people with disabilities and achieves safe, easy and inclusive access for all.
7.3 The transport network in Tower Hamlets includes the extensive system of public transport and the strategic and local road network, which provide important connections to and through the Borough. Tower Hamlets is well served by the London Underground and stations on the District, East London Line, Hammersmith and City, Central and Jubilee lines are located in the Borough. The Docklands Light Railway provides important links, particularly north to south connections. There are also three mainline stations on three different lines. The road and rail network is supplemented by several bus routes and important sections of the London Cycle Network Plus (LCN+) and other local cycle routes as well as Strategic Walkways, including the Lea Valley Walk, the Thames Path and other canal-side towpaths. The Strategic Walkways (which incorporates the Strategic River Walkway and paths along the Green Chains) and the Tower Hamlets Cycle Network are identified on the Proposals Map. The walking and cycling network is important for getting around the Borough and is also valuable for amenity, health and leisure purposes.

7.4 Tower Hamlets occupies a strategic location in respect of the wider transport network. Canning Town Station and West Ham Station are significant transport interchanges in close proximity to the Borough. Liverpool Street station to the north-west of the Borough connects to several locations in the south-east, including Stansted Airport. In addition, Stratford Station, in neighbouring Newham, will provide international and national rail services along the route of the Channel Tunnel Rail Link by 2007. In addition, the London City Airport is just to the east of the Borough and can be accessed by the Docklands Light Railway.

7.5 Restricting parking levels is one way in which the Council will manage demand and encourage more sustainable travel to achieve sustainable development objectives and tackle climate change. Government policy also highlights the fact that managing parking is an important factor in promoting greener travel.71

7.6 Tower Hamlets has low car ownership levels and it is important to ensure those without access to a car can access the services and facilities that they need. In addition to aiding social inclusion, promoting car free lifestyles can add to the safety and also to the vibrancy and diversity of an area. More pedestrians on the street can positively alter the experience of an area. Walking and cycling are also recognised as contributing to health priorities.

7.7 Whilst the Council is working towards minimising car parking, appropriate facilities (such as drop off points) are necessary to ensure people with disabilities who need to travel by car can access the development. More broadly, the Council is committed to ensuring
the delivery of a sustainable transport network (including walking, cycling and public transport) that is more accessible to all. A wide range of people can find their mobility restricted and using the public transport system can be difficult or impossible. This includes people with disabilities, but also elderly people and people travelling with children. It is important that the needs of everyone, in particular, people with disabilities as pedestrians, users of public transport and other road users are recognised and accommodated for the system to be truly sustainable. The Council and the Mayor of London recognise that all new transport infrastructure must be accessible for everyone, regardless of disability, age or gender, to be truly sustainable.72

7.8 The Council’s objective to create a sustainable transport network is reflected in planning and transport policies at both national and regional levels.73 This shared emphasis reflects the local, national and international importance for environmental, social and economic reasons of creating a more sustainable transport system in the Borough.

Implementation

CP40 A Sustainable Transport Network will be implemented by:

- requiring applicants to minimise parking provision in line with the relevant development control policies and parking standards;
- the Council seeking planning obligations for car free development, where appropriate;
- safeguarding walking and cycling networks through the implementation of relevant development control policies and working closely with applicants, Transport for London and other bodies, as appropriate, to enhance cycle and walking networks in the Borough;
- the Council working with Transport for London to deliver services on existing transport routes where needed and new routes and transport infrastructure, including public transport infrastructure in line with CP43;
- the Council seeking planning obligations or using planning conditions on permission to secure Travel Plans which encourage reduced travel by car in order to meet the Council’s sustainable transport objectives;
- the Council requiring Transport Assessments;
- the Council requiring Travel Plans; and
- the Council’s Planning Standard 3: Parking.
CP41. Integrating Development with Transport

The Council seeks to create sustainable patterns of development and reduce the need to travel by:

a) encouraging a sustainable mix of land uses which promote easy and convenient access to jobs, shopping and leisure facilities by walking, cycling and public transport and reduce the need to travel by car;

b) requiring consideration of all sustainable transport options in developments;

c) focusing high-trip generating uses in areas with good access to public transport and with a Public Transport Accessibility Level of 4 – 6;

d) ensuring that development is phased to reflect public transport growth; and

e) seeking to minimise the impacts of new development and ensuring adverse transport impacts of new development are adequately mitigated.

7.9 Ensuring integration of new development and transport is fundamental to achieving more sustainable patterns of travel in Tower Hamlets. The Council wants to manage the pattern of growth to
ensure that all development in Tower Hamlets supports sustainable travel patterns. Promoting the shift to sustainable modes of transport is a main objective of Tower Hamlets Transport Strategy, as set out in the Local Implementation Plan. The Mayor of London’s Transport Strategy has a key role in encouraging walking and cycling as well as the use of public transport. These modes are more sustainable ways of travelling than by car, which contributes to pollution and can lead to congestion. The location, density, design and mix of land-uses can help to reduce the need to travel.

7.10 Development patterns which contribute to increasing journey lengths and disperse travel patterns, such as out of town centre retail developments and other types of development that promote car use, will be resisted. The Council will ensure that jobs, shopping, leisure facilities and social and community facilities are accessible by walking, cycling and public transport. Low car ownership levels in the Borough mean that accessibility is important to achieving an inclusive environment by ensuring people without a car can access the services they need.

7.11 The accessibility of the location, the scale and nature of the development, the catchment from which users of the development are likely to be drawn and, most significantly, the number of trips likely to be generated, are key determinants of the appropriate location. Development that will generate a large number of trips should be located in places easily accessible to existing or planned public transport. Examples of developments which generate a large number of trips are: major residential or office developments, universities, hospitals, and supermarkets and other major retail development. Locating this type of development in areas easily accessible by public transport encourages people to use public transport rather than cars. Additionally, focusing these land-uses in similar locations such as town centres can result in making it easier for people to access a range of services and facilities and can facilitate linked trips.

7.12 The Council uses Public Transport Accessibility Levels (PTALs) to determine the degree of access to public transport across the Borough; this measure is also adopted in the London Plan. There are 6 levels of public transport accessibility identified with 1 being the lowest accessibility and 6 the highest. PTALs provide general guidance and are a robust tool to measure accessibility. However, there are limitations to the PTAL measure; for example PTALs do not take into account the capacity of the transport network to accommodate additional trips; the availability of local essential facilities; or the quality of pedestrian routes. Therefore the Council will ensure high-trip generating uses are located in areas, not only with high PTALs, but also with good access to public transport, taking into account issues
such as how safe, secure, inclusive and direct pedestrian routes are to public transport.

7.13 It is important that spatial planning takes account of the existing transport network. Making sure the demand for new development can be accommodated by the transport network is an essential part of integrating transport with development. The Council wants to ensure that where proposals are dependent on future improvements to the transport network, development is phased appropriately and applicants contribute to or provide the necessary public transport, walking or cycling infrastructure.

7.14 The Council recognises that the integration of spatial planning and transport strategy is vital and is committed to ensuring that its transport and planning policies and projects work in harmony to support more sustainable travel choices and reduce the need to travel.

Implementation

CP41 Integrating Development with Transport will be implemented by:

- the Council seeking to ensure that the density of development is appropriate to the level of access to public transport through Area Action Plans and the implementation of relevant development control policies;
- the Council using PTALs in determining the accessibility level to public transport facilities, the Council or TfL can provide the site specific PTAL on request;
- the Council requiring that development in parts of the Borough where access / capacity is low should only be brought forward where transport infrastructure is improved or new infrastructure projects delivered; where appropriate, proposals for new development will be expected to provide or contribute towards the provision of walking and cycling facilities and public transport infrastructure;
- the Council requiring Transport Assessments to aid in the assessment of impacts on the public transport and the wider network; where any assessment shows adverse environmental and traffic impacts which cannot be adequately mitigated applications will be refused; and
- the Council seeking planning obligations or attaching planning conditions to secure Travel Plans which encourage reduced car travel, in order to meet the Council’s sustainable transport objectives.
CP42. Streets for People

1. The Council will seek the creation of better and safer streets to improve quality of life by:
   a) supporting the development of new and improved pedestrian and cycle crossings and traffic management measures that aid pedestrian, cyclist, and motorcyclist safety;
   b) supporting environmental improvements, including the implementation of traffic calming measures throughout the Borough and the development of Home-zones, as part of major residential and mixed-use developments; and
   c) encouraging innovative measures to facilitate pedestrian and cyclist movement.

2. The Council will safeguard sections of the road network and promote and support improvement to the network where this improves safety for all users.

7.15 The Council wants to make sure that streets in the Borough are safe and vibrant. The Community Plan identifies the importance of making streets in the Borough safer places. The Council’s Road Safety Plan emphasises the importance of protecting vulnerable road users such as pedestrians, cyclists and powered two-wheelers. It is important to ensure that the needs of people with disabilities and parents with pushchairs and children are safeguarded. The provision of appropriate traffic calming measures is an important part of this and can be used to improve road safety and the quality of people’s lives, and also to reduce road accidents.

7.16 Traffic calming measures, such as chicanes, speed cushions and other speed reduction measures, can aid in minimising conflict between cars and other street users and can improve the experience of travelling on the Borough’s streets for all, but for vulnerable groups in particular. One such measure is creating Home-zones within which a street or group of streets is designed primarily to meet the interests of pedestrians and cyclists rather than motorists, and is designed to encourage car users to drive slowly and carefully. The creation of Home-zones will be actively encouraged particularly as part of estate renewal programmes and major residential and mixed-use development.

7.17 The Mayor’s Children and Young People Strategy highlights the critical role of good planning in creating safer streets and improving children’s social and physical well-being and health. At present Tower Hamlets has the highest childhood obesity rates in England and the Council wants to raise the health levels of children and all residents to
meet the Community Plan objective for Tower Hamlets to be a better place for living well. Walking and cycling are the healthiest ways of travelling; and improving the street environment is important in order to give everyone, including young people, the confidence to walk and cycle more.

7.18 The Borough’s streets are used by pedestrians, cyclists and buses as well as cars, motorcycles, lorries and other motor vehicles. The Proposals Map identifies a number of road safeguarding areas to ensure a safe network of roads is maintained and to facilitate necessary improvement works. Ensuring streets meet the different needs of these users can contribute to a safer and more efficient sustainable transport network and will lead to more a more pleasant street environment for everyone.

7.19 The Council has developed a number of innovative measures to encourage walking and cycling in the Borough including the Safer Routes to School (SRtS) programme and would like to continue to work with partner organisations outside the Council and developers to deliver innovative new ways to encourage walking and cycling and contribute to safer and better streets in Tower Hamlets.

Implementation

CP42 Streets for People will be implemented by:

- the Council’s Development Control Policies;
- identification and delivery of projects identified in the Local Implementation Plan which contribute to the creation of safer streets particularly for pedestrians and cyclists including Safer Routes to School;
- the Council lobbying, and working closely with Transport for London, and working with other agencies as appropriate to deliver improvements to parts of the strategic transport network;
- working closely with Registered Social Landlords and housing developers to encourage the development of Home-zones and other traffic claming measures as part of new residential developments and estate renewal schemes; and
- the Council seeking to secure the implementation of traffic calming measures and other measures to improve safety through planning obligations.
CP43. Better Public Transport

1. The Council will seek to expand and improve the quality, capacity and extent of public transport infrastructure by supporting planned public transport schemes, and, where necessary, safeguarding land, routes, alignments and facilities for their delivery, subject to any necessary mitigation and/or enhancement measures, including:

   a) the extension to the East London Line and relocation of Shoreditch Station;

   b) capacity enhancement to the London Underground, including the Jubilee Line Upgrade;

   c) the development of Crossrail which includes a station on the Isle of Dogs and an interchange at Whitechapel;

   d) capacity enhancements to the Docklands Light Railway, including the introduction of 3-car trains;

   e) the development of a new Docklands Light Railway station at Langdon Park and the relocation of South Quay Station;

   f) new bus routes and implementation of bus priority measures, including the bus priority route; and

   g) public transport interchanges.

2. The Council will seek to improve the quality and extent of public transport infrastructure, including the development of new public transport routes and services, such as water and rail-based transport systems, to improve public transport accessibility in the Borough and beyond.

3. The Council will seek to ensure public transport schemes are integrated with the existing network facilitating easy interchanges for pedestrians and cyclists.

4. The Council will protect land for of public transport services and facilities, including safeguarding existing rail/track-based route

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**Monitoring**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Total distance of cycle and pedestrian network</th>
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<td>Data Source</td>
<td>Transport Strategy Team</td>
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</table>
alignments. Development for non transport uses will only be supported where it will not prejudice the delivery of a public transport scheme or it can be demonstrated the land is no longer required, now or in the future, for public transport related uses.

5. The Council will seek to encourage the inclusion of on-site renewable energy generation within new and existing public transport infrastructure, including railway and Docklands Light Railway stations, bus stations, interchanges and other related facilities to reduce carbon dioxide emissions and protect the natural environment.

7.20 Tower Hamlets is well served by public transport. However, the increasing numbers of households and potential commuters, the servicing of its residential and growing business communities and the existence of through movement from the Thames Gateway growth area to Central London places a great demand upon the existing public transport infrastructure. There are some gaps in the network with low access in the north-east of the Borough and some sections of the Borough west of the A12.

7.21 There are a number of major transport schemes which are planned or under construction which will help to accommodate the growth in public transport users and release capacity on the existing network. The East London Line Extension which is under construction will offer connections north into Hackney. Crossrail 1 will provide a further link through the Borough to Heathrow in West London. The enhancements to the Docklands Light Railway will increase its capacity and reduce the congested situation during peak hours.

7.22 The public transport system needs sites to accommodate essential transport functions and depots for maintenance or parking. It is important these, and existing rail/track alignments are retained, as their loss may result in public transport provision suffering in the long-term.

7.23 The Council supports major transport schemes to promote more sustainable travel patterns and accommodate growth, but also wants to ensure that the adverse environmental (including visual) impact of both the construction and operation of new transport is minimised, as far as possible. This will be achieved by feasibility studies, transport and environmental assessments, public and stakeholder consultations. Its aim is to protect the amenity of those living and working in areas affected by the scheme and is addressed in other policies in the Local Development Framework.
7.24 The Council takes delivering a sustainable transport network seriously and is working proactively with stakeholders to improve the quality and extent of public transport. Travel by public transport is a sustainable way of making journeys and the Council wants to make sure public transport offers a reliable, safe and convenient option for travel that is easily accessible throughout the Borough, and for all users.

7.25 The Council will seek the incorporation of on-site renewable energy projects in all new public transport developments. Renewable energy schemes utilising technologies such as solar panels, biomass, geothermal and wind turbine schemes, as well as electric vehicle charging points, will be strongly encouraged to be incorporated into new transport infrastructure and existing public transport facilities.

Implementation

CP43 Better Public Transport will be implemented by:

- the Council working in partnership with Transport for London and transport providers and operators to enhance the public transport system in the Borough to the benefit of residents, workers and visitors in Tower Hamlets;

- development control processes, which are key to ensuring provision of land for transport purposes are protected to ensure adjacent land uses are compatible with, and do not compromise the functionality of, existing or future transport infrastructure requirements; applications that prejudice the operation of transport functions or the delivery planned schemes will be refused;

- joint working with the public transport operators, for example, Transport for London, Docklands Light Railways, London Underground etc., to promote on-site the introduction of renewable energy projects; and

- the Council seeking planning obligations to secure new or improved transport infrastructure, where appropriate.

Monitoring

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<tr>
<th>Indicator</th>
<th>Levels of satisfaction with public transport</th>
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<td>Data Source</td>
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</table>
**CP44. Promoting Sustainable Freight Movement**

1. The Council will promote transportation of freight by water and rail, and will encourage innovative measures to make freight movement more sustainable.

2. The Council will focus the location of development involving heavy or frequent freight movement in Strategic Industrial Locations and Local Industrial Locations in areas which facilitate distribution by water or rail. Development which will generate a high number of road trips should be located close to the strategic road network.

3. The Council will safeguard Northumberland Wharf and Orchard Wharf for freight movement purposes. The loss of other wharves will not be permitted unless it can be demonstrated they no longer provide a viable option for freight transport.

4. Development that prejudices the operation of a viable wharf will not be supported and temporary uses will only be supported where they do not prejudice the future operation of the wharf for freight.

5. The provision of new wharves, or other facilities for freight transfer between road and rail or water, will be supported where these minimise impacts on the environment and neighbouring amenity.

7.26 Achieving the objective of a sustainable transport system is not just about the travel patterns of people. It is also important to consider the movement of freight, which are goods and other materials such as construction materials or waste products. An efficient freight movement system is important to the local and London wide economy but freight movement can also have serious impacts on the environment, in particular on air and noise pollution and on congestion levels.

7.27 At present most freight is transported on the road network but moving freight by rail or on waterways for all or part of the journey can mean a reduction in some of these negative impacts. Transfer facilities, such as the wharves, are essential to transport on the Borough’s waterways. The Mayor for London identifies two wharves to safeguard for cargo handling: Northumberland Wharf, currently used by the Council for waste transfer and Orchard Wharf, which is identified as being capable of being brought back into active use. Therefore, the Council wishes to safeguard these for freight movement. These two sites are identified on the Proposals Map.

7.28 The Council wants to encourage development that involves frequent or heavy freight movement to explore all possibilities for making freight movement sustainable. Where it is not possible to move freight
by water, or rail or other sustainable means, the Council would like to focus freight development with movement onto main roads away from residential areas, as far as possible, to avoid disturbance to residents, especially during the night.

Implementation

CP44 Promoting Sustainable Freight Movement will be implemented by:

- the Council working closely with rail operators, British Waterways and applicants to encourage transportation of freight by water and rail wherever feasible;
- development control processes which are key to ensuring that wharves are protected and to ensuring that adjacent land-uses are compatible with, and do not compromise the functionality of existing or future transport infrastructure requirements;
- the Council working with freight operators and businesses to encourage freight movement that is sustainable, that follows good practice and does not unduly disturb residents; and
- the Council imposing conditions on development to restrict or prevent access to the development by heavy goods vehicles at certain times and possibly seeking to restrict the movement of freight on local roads and in residential areas by using through traffic regulation orders.

CP45. The Road Hierarchy

The Council will ensure development considers the Borough’s Road Hierarchy and is appropriate to the nature and function of the Road. Any development affecting the Borough’s road network will be regulated according to the Council’s road hierarchy.

7.29 The road network within Tower Hamlets is hierarchical in nature and each tier fulfils specific functions in terms of traffic distribution and management. The London Plan encourages boroughs to create policies that reflect the Mayor of London’s Transport Strategy and the road hierarchy contained within that document. The Mayor of London’s Transport Strategy establishes the Transport for London Road Network (TLRN). There are 17km of TLRN roads within Tower Hamlets which are the Strategic Roads and include:

- Commercial Street;
- Mansell St / Leman St between and including the Aldgate Gyratory and Tower Hill;
- Tower Hill Approach, East Smithfield, The Highway;
- Limehouse Link / Aspen Way;
• A11 Whitechapel Road / Mile End Road / Bow Road;
• Burdett Road;
• A12 Blackwall Tunnel Northern Approach;
• A13 Commercial Road / East India Dock Road; and
• Butcher Road and Branch Road / Rotherhithe Tunnel.

7.30 Strategic Routes / Transport for London Roads: The primary function of these roads is to distribute traffic, particularly for those making business journeys, bus passengers and commercial vehicle operators. The Council has responsibility for the development and maintenance of the remainder of the road network within Tower Hamlets which includes: Secondary roads, Local Distributor Roads and Local Roads.

7.31 Secondary Roads: The primary function of Secondary Roads is to provide access for bus routes and for traffic to access the strategic road network and for access between town centres. Developers will minimise conflict between the access needs of a particular development and maintaining walking, wheeling and traffic flows.

7.32 Local Distributor Roads: The primary function of these roads is to distribute traffic to land and property within any local areas bound by the strategic route network and secondary roads.

7.33 Local Roads: The primary function of these roads is to provide safe and convenient access to individual properties in mainly residential areas. The needs of essential servicing traffic and pedestrians will be expected to feature prominently in development proposals.

Implementation

CP45 The Road Hierarchy will be implemented by:

• the Council considering the impact of development on the road hierarchy through Transport Assessments of development proposals; and
• the implementation of relevant Development Control Policies.

CHAPTER 8

A well designed place for people
8. A well designed place for people

8.0 Good design is established as a cross-cutting priority of the Council. It is not just building design that contributes to the quality of the environment but also the design of spaces between buildings. The design of buildings and spaces between buildings cannot be separated from their use and the people using them. Inclusive design and safety are key elements of good design that collectively contribute to the Council’s equalities and diversity principles and the priority for improved community safety. In the process of enriching the quality of the Borough’s built environment the Council will ensure all local historic assets are protected and enhanced for their historic significance and their contribution to local distinctiveness.

8.1 This chapter sets out polices to achieve an accessible and inclusive environment for all, to improve safety, to guide the appropriate development of tall buildings and to protect the Borough’s historic assets, which collectively will help to achieve design excellence.

8.2 The Sustainability Appraisal has identified the positive impacts of these Core Policies on the sustainability of the Borough. These Core Policies have been identified as tools for mitigating negative impacts, particularly development impacts which affect amenity, community safety and heritage and conservation.

CP46. Accessible and Inclusive Environments
The Council will seek to create an inclusive environment by ensuring buildings and the public realm can be accessed and used by all people. This will include:

a) ensuring inclusive design principles are an integral part of planning and design, considered at the earliest possible stage;
b) ensuring development achieves high standards of inclusive access and design;
c) ensuring new development is integrated into the surrounding area and assists in improving connectivity and accessibility between homes, jobs, public transport, shops, open space and social and community facilities;
d) ensuring new development assists in creating a more permeable public realm;
e) encouraging the upgrade of existing buildings to achieve high standards of inclusive access and design; and
f) ensuring the provision of public amenities that are accessible to all people, including accessible toilets.
8.3 The Council is committed to supporting equality of opportunity and ensuring that the access requirements of the community are met. In applying an inclusive design policy, equal, easy, as well as dignified, access, both internally and externally, can be achieved within existing places and spaces and for new development. The Government identifies inclusive design as a key objective of good design and is important for delivering sustainable communities.75

8.4 The Council recognises and supports the Mayor of London’s promotion of social inclusion and the need to eliminate discrimination.76 Key to achieving this is the creation of equal access for all throughout London. The Council wants to improve access for all people to housing, employment, healthcare, education, open space, shops, leisure activities and to improve connections between these places. Through the use of inclusive design in development and in improvements to the public realm, an inclusive environment can be achieved, enabling better access for all people to places they need and want to go to, irrespective of their capabilities. This includes ensuring access for those with physical disabilities or sensory impairments, and those with items such as prams and luggage.

8.5 Improving connectivity also involves the removal of barriers to movement that currently exist in the environment, including street clutter, such as poorly designed and located street furniture, unnecessary railings and uneven pavements. Using development to improve permeability will enable increased movement throughout the public realm.

Implementation

CP46 Accessible and Inclusive Environment will be implemented by:

• the Council’s Development Control Policies;
• The Council requiring a Design and Access Statement or Access Comment to be submitted with most planning applications to demonstrate how the development achieves high standards of inclusive design;
• advice from the Council as an Access Adviser on planning applications to ensure they comply with access requirements;
• Area Action Plans identifying areas where improved access should be delivered by development;
• the Council’s Building Control team ensuring building works meets access standards set out in the Building Regulations 2000; and
• the Council ensuring the principles of inclusive design are incorporated within all new master plans and development briefs.
Monitoring

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<tr>
<th>Indicator</th>
<th>Percentage of Authority buildings in which all public areas are suitable for and accessible to disabled people</th>
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<th>Indicator</th>
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<tr>
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</tr>
<tr>
<td>Data Source</td>
<td>London Borough of Tower Hamlets Planning Applications Database</td>
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</tr>
</tbody>
</table>

**CP47. Community Safety**

The Council and its partners will work to create safer communities where crime and disorder or fear of crime does not undermine quality of life or community cohesion within Tower Hamlets. The Council will ensure the use of crime prevention design measures in new development, redevelopment, and public realm improvements.

8.6 The Borough currently has high rates of crime when compared nationally and with the rest of inner London. Crime and fear of crime are major concerns for residents of Tower Hamlets. The Council wants to address this critical issue; as such, one of the priorities of the Borough’s Community Plan is to ensure the Borough is ‘A Better Place for Living Safely’ by reducing crime, making people feel safer, and creating a more secure and cleaner environment.

8.7 In addition to reducing crime and disorder, community safety in Tower Hamlets is about reducing the fear of crime and anti-social behaviour, helping local people to move freely around the Borough, and coordinating the Council’s work and liaising with other agencies to address crime and disorder through concerted action. Addressing community safety issues will help some of the more vulnerable members of the community who are victims of crime, or experience fear of crime.

8.8 Along with the desire to address the community’s concerns about crime, the Council also has a statutory duty to consider such matters.
Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder.

8.9 Government guidance and the London Plan also encourage local authorities to address crime prevention and community safety within their Local Development Frameworks. The Government has identified, the creation of safe environments ‘where crime and disorder or fear of crime does not undermine quality of life or community cohesion’ as a key design objective for new development to address. To assist local authorities in achieving this objective, the Government has published Safer Places – the Planning System and Crime Prevention as good practice guidance, which identifies ‘Secured by Design’ as a successful model for addressing crime prevention, as part of a broader crime prevention program.

8.10 The Council supports ‘Secured by Design’ as a crime prevention design program to be adopted. ‘Secured by design’ includes providing opportunities for natural surveillance of the public realm, creating connected movement networks, and creating development with active frontages through the inclusion of mixed-uses and the appropriate design and layout of buildings.

8.11 The Tower Hamlets Partnership has entered into a Local Area Agreement with the Government Office for London, one of the key priorities of which is to build safer, cleaner, and greener communities by reducing overall crime and increasing public reassurance, with a particular focus on violent crime, antisocial behaviour, and the harm caused by illegal drugs, and by creating cleaner, greener and safer public spaces.

Implementation

CP47 Community Safety will be implemented by:

- the Council’s Development Control Policies;
- the Council requiring applicants to demonstrate within a Design and Access Statement that they have addressed community safety as an integral part of the planning and design process for the development;
- the Council preparing and implementing a Good Design Supplementary Planning Document, which will include guidance relating to ‘Secured by Design’ and how to achieve this through development; this Supplementary Planning Document will be a material consideration in the assessment of applications and should be taken into account by all applicants;
• public realm improvements carried out by the Council will incorporate ‘Secured by Design’ principles;

• the Council consulting the Metropolitan Police’s Crime Prevention Design Advisor about planning applications, according to mutually agreed guidelines;

• local policing by the Tower Hamlets Partnership Safer Neighbourhoods Teams;

• using the Tower Hamlets Partnership Safer Neighbourhoods Problem Solving Toolkit;

• the Council implementing the Safer Estates program, which seeks to deter crime in housing estates through security improvements such as lighting;

• the Council using crime, Anti-Social Behaviour (ASB) and environmental data, available from the Council’s Crime Strategy and Performance Team, to inform the preparation of programs and actions to target crime intervention; and

• implementation of the Local Area Agreement between the Tower Hamlets Partnership and the Government Office for London.

**Monitoring**

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<th>Indicator</th>
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<th>Target</th>
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<td>Perception of Safety</td>
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<td>Best Value Indicator BV126</td>
<td>No more than 18.5</td>
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</table>
**CP48. Tall Buildings**

1. The Council will, in principle, support the development of tall buildings:
   a) in the northern part of the Isle of Dogs where they consolidate the existing tall building cluster at Canary Wharf; and
   b) at Aldgate to facilitate the regeneration of the area.

2. The Council may consider proposals for tall buildings in locations outside the tall building cluster locations identified in this policy if adequate justification can be made for their development.

3. All proposals for tall buildings must:
   a) contribute positively to a high quality, attractive environment;
   b) respond sensitively to the surrounding local context;
   c) not create unacceptable impacts on the surrounding environment, including the surrounding amenity;
   d) contribute to the social and economic vitality of the surrounding area; and
   e) not create unacceptable impacts on social and physical infrastructure.

8.12 Tall buildings can contribute positively to an area where they are designed to high quality standards, have acceptable impacts on the surroundings and where they help to provide clusters of economic activity and/or regeneration, or create attractive landmarks. Tall buildings can also create substantial negative impacts on the surrounding environment if they are not well designed, located and managed.

8.13 The Council wants to encourage the consolidation of the existing tall building cluster at Canary Wharf and promote the creation of a new tall building cluster at Aldgate, as this will assist in emphasising their roles as places of economic activity, and enable the expansion of employment uses in these locations.

8.14 Aldgate falls within the Central Activities Zone and is identified as part of an Opportunity Area in the London Plan. It is earmarked for employment growth to support the role of the City as a global and financial business centre, largely due to its proximity and potential for regeneration. Parts of Aldgate are currently characterised by a large-grained street pattern with some large floor-plate office development. The Council considers it appropriate to enable the regeneration of this area for large-scale commercial development, including tall buildings, subject to the protection of Strategic Views.
8.15 The Isle of Dogs is also identified as an Opportunity Area within the London Plan. Canary Wharf is an existing tall building cluster, which accommodates extensive employment floor space, and is identified for further substantial employment growth. The Mayor of London supports the development of high employment densities in Canary Wharf, and the Council considers further tall building development that consolidates the existing cluster is an appropriate built form to accommodate this growth. The consolidation of Canary Wharf as a cluster of tall buildings is also supported by the Mayor of London with respect to the management of Strategic Views.80

8.16 Increasing densities in the Borough to meet housing requirements does not necessarily mean tall buildings will be acceptable as a form of development across the entire Borough. Any proposal for a tall building outside of an identified tall building cluster will have to provide adequate justification and demonstrate its impacts on the environment and the community will be acceptable. Adequate justification refers to justification in accordance with the Council’s Tall Buildings Assessment Development Control Policy and other relevant Development Control policies.

Implementation

CP48 Tall Buildings will be implemented by:

- the Council’s Development Control Policies;
- the Area Action Plan for the City Fringe including development and design principles which will apply to development proposals in Aldgate and will help manage the development of tall buildings in this area;
- the Area Action Plan for the Isle of Dogs including development and design principles which will apply to development proposals in Canary Wharf and will help manage the development of tall buildings in this area;
- supplementary Planning Documents, which contain master plans may identify sites appropriate for tall buildings; and
- the Council requiring an Accurate Visual Representation to be submitted with most tall building applications to demonstrate how the building will integrate with its surroundings. The requirement will be determined through pre-application discussions.

CP49. Historic Environment

The Council will protect and enhance the historic environment of the Borough, including the character and setting of:
a) World Heritage Sites;
b) Listed Buildings (Statutory);
c) Locally Listed Buildings;
d) Conservation Areas;
e) London Squares;
f) Historic Parks and Gardens;
g) Scheduled Ancient Monuments;
h) Archaeological Remains;
i) Archaeological Priority Areas; and
j) other elements, such as monuments, that contribute to the built heritage of Tower Hamlets.

8.17 The Council wants to achieve a high quality environment made up of historic buildings, open spaces, conservation areas and archaeology by protecting and enhancing the character of the historic environment. The character of the historic environment in the Borough has changed over time. There is a need to encourage sensitive and innovative use of historic elements within local regeneration schemes, and to facilitate access for all within the historic environment.

8.18 Tower Hamlets is home to the Tower of London World Heritage Site, and has the Maritime Greenwich World Heritage Site on the Borough boundary. These sites are considered to be of outstanding universal value by UNESCO.

8.19 In addition, there are 903 buildings and structures with statutory listings and 182 buildings are currently locally listed. The statutory list of buildings of special architectural or historic interest is compiled by English Heritage on behalf of the Secretary of State for Culture, Media and Sport. These Listed Buildings contribute to the character, sense of identity and economy of an area.

8.20 In addition to these sites, there are 50 Conservation Areas, collectively representing the best of the different characteristics of Tower Hamlets’ historic environment. They are usually designated by the local planning authority. Once a Conservation Area is designated, in considering development proposals, the local planning authority has a duty to preserve or enhance its character. The Council will oppose the loss of Conservation Areas where the original character is sustained.

8.21 Within the Borough, there are also 16 protected London Squares and 4 Historic Parks. These are important regionally and nationally because of their particular features and qualities, and contribute to the townscape character of the Borough.
8.22 Tower Hamlets' archaeological history and evidence is at risk from the rate and volume of development in the Borough. The Council wants to ensure these links are not lost, as monuments and remains contribute to understanding the past development of our civilisation. The scheduling of Ancient Monuments is carried out by the Secretary of State, and the Sites and Monument Records for the Borough are held by English Heritage. It is an offence to disturb a scheduled site, either above or below ground, without first obtaining permission, known as Scheduled Monument Consent, from the Secretary of State for Culture, Media and Sport. There are currently 6 Scheduled Ancient Monuments within the Borough.

8.23 Scheduled Ancient Monuments represent only a small proportion of the total number of nationally important archaeological sites. Industrial archaeology is of particular significance to this Borough as the wider area was the principal industrial area of London and one of the key early industrial areas in England.

8.24 Together, these elements indicate a borough that is rich in history. These elements of the historic environment need to be protected and preserved for present and future generations. The Proposals Map shows the spatial extent of the World Heritage Sites, Conservation Areas, London Squares, Historic Parks and Gardens, Scheduled Ancient Monuments and Archaeological Priority Areas.

8.25 Monuments and memorials are additional elements of the historic environment. While often not specifically designated or protected, they contribute to the historic environment by commemorating significant events or people in the Borough.

Implementation

CP49 Historic Environment will be implemented by:

- the Council’s Development Control Policies;
- the Council seeking planning obligations, where appropriate, to secure the protection, use or incorporation of buildings, structures or monuments of historic or archaeological value in the development process;
- directions under article 4 of the Town and Country Planning (General Permitted Development) Order 1995 to restrict permitted development rights and protect the character and appearance of areas sensitive to development; these areas or buildings may be located within or outside of existing Conservation Areas;
- requiring detailed plans to allow the Council to assess the effects of the proposed development and its impact on the historic environment;
• the Council preparing Character Statements for all Conservation Areas to record the distinctive character and features of these areas;
• the Council preparing Conservation Plans and Management Plans;
• relevant legislation for the protection of Listed Buildings, Conservation Areas, London Squares and Scheduled Monuments; and
• the Council maintaining a register of Locally Listed Buildings and using this as a material consideration in the determination of planning applications.

### Monitoring

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Total Number of Conservation Areas</th>
<th>Community Plan Theme</th>
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<tr>
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<tr>
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<tr>
<td>Data Source</td>
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<td>Indicator</td>
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<td>Data Source</td>
<td>English Heritage Buildings at Risk Register</td>
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CP50. Important Views

1. The Council will seek to protect and enhance:
   a) regionally important views, including London panoramas, linear views, river prospects and townscape views, as listed in Schedule 15: Strategic Views; and
   b) local views of importance to Tower Hamlets, as listed in Schedule 16: Local Views.

2. The Council will ensure public access to viewpoints for important views is maintained and where possible enhanced, including access to the viewpoint in Island Gardens, Isle of Dogs for the townscape view of the Old Royal Naval College, Greenwich.

8.26 With the expectation of increased pressure for development in Tower Hamlets, and across London, including pressure for tall buildings, there is a need to ensure development does not block or detract from views that are valued by the community.

8.27 The Mayor of London established the London View Protection Framework within the London Plan, which designates a set of views that are strategically important to London. The Strategic Views usually cross more than one borough, requiring the management of these views to be coordinated between multiple London boroughs. The Council will, to the extent its powers as a planning authority, allow, protect these designated Strategic Views. Schedule 15: Strategic Views identifies Strategic Views, which cross Tower Hamlets, or for which Tower Hamlets forms part of the view setting.

8.28 Certain strategic views have been identified by the Mayor of London as ‘Protected Vistas’. Within these views, clear visibility of strategically important landmarks is critical to the importance of the view, and therefore they are afforded protection through the strict management of building height within defined assessment areas. The assessment areas for Protected Vistas that cross Tower Hamlets, are identified on the Proposals Map (see Strategic Views Consultation Area).

8.29 For the management of all Strategic Views, reference should be made to the draft London View Management Framework Supplementary Planning Guidance, which was developed by the Mayor of London to assist with the management of these views.81

8.30 The Council has identified views that are valuable to the local community, but are not of strategic importance to London as a whole. These views are of important local landmarks, both within and external to the Borough, which add to the character of the area and assist with legibility and way-finding. The location of the local
landmarks are mapped in Schedule 16: Local Views. The Council wishes to ensure publicly accessible views of these local landmarks are protected for the enjoyment of residents and visitors to the Borough.

8.31 A protected viewing place for the Townscape View to Old Royal Naval College in Greenwich is located in Island Gardens, Isle of Dogs. The Council will ensure public access to this viewing place is maintained to enable the public to enjoy this important view. The Council will seek opportunities to enable the enhancement of this viewing place.

Implementation

CP50 Important Views will be implemented by:

- the Council’s Development Control Policies;
- the Council consulting other relevant boroughs about planning applications within Tower Hamlets that may impact on Strategic Views;
- the Council requiring planning applications that are likely to impact on Strategic and important local views to be accompanied by an Accurate Visual Representation to demonstrate the likely impacts;
- Area Action Plans and master plans, through which the Council will enable public realm improvements, including maintaining and enhancing public access to important views; and
- the Mayor for London’s Draft London View Management Framework Supplementary Planning Guidance (and the Final SPG when adopted).

79 Greater London Authority, the London Plan (2004).
81 The final London View Management Framework Supplementary Planning Guidance should be referred to when published by the Greater London Authority.
Development Control Policies
Introduction and General Development Control Policies
Introduction

9.0 The following development control policies provide further guidance as to how the Council will implement the Core Policies to ensure all proposed development accords with the spatial vision for the Borough as set out in the Core Strategy.

9.1 These development control policies include criteria that will be taken into account by the Council when determining planning applications (where applicable) throughout the Borough. These development control policies should be read in conjunction with the Core Policies.

9.2 The development control policies have been grouped into cross-cutting development control policies, which affect most types of development, and then into topic related areas, including Economy and Employment, Retail and Town Centres, Housing, Social and Community Facilities, Open Space, Conservation, and Utilities.

9.3 A Sustainability Appraisal has been undertaken during the creation of these development control policies as a part of an assessment of the overall Core Policies and Development Control Plan. The findings of the Appraisal have informed the Development Control Policy outcomes to ensure sustainable development and growth throughout the Borough.

9.4 The Sustainability Appraisal has considered social, economic and environmental impacts as well as the cumulative impact on the sustainability of development within the Borough. The appraisal indicates that the policies within the Core Strategy and Development Control Document, when considered collectively, are environmentally sound and support sustainability.

General Development Control Policies

9.5 These general development control policies are cross-cutting and may be applied to all planning applications, irrespective of their proposed land use. These general development control policies should be used as tools to implement the Core Policies.

9.6 The Sustainability Appraisal has identified that these general development control policies will have a positive impact on the sustainability of the Borough. The Sustainability Appraisal has informed the development of these policies to ensure that appropriate mitigation tools are available to manage any possible negative from future development. Implementing these development control policies will be required in order to ensure that development within the Borough is sustainable.
DEV1. Amenity

1. Development is required to protect, and where possible seek to improve, the amenity of surrounding existing and future residents and building occupants, as well as the amenity of the surrounding public realm. To ensure the protection of amenity, development should:

   a) not result in the loss of privacy to, nor enable the overlooking of, adjoining habitable rooms;

   b) minimise opportunities for the overlooking of private open spaces;

   c) not create unacceptable levels of noise, vibration, artificial light, odour, fume or dust pollution during the life of the development;

   d) not result in a material deterioration of the sunlighting and daylighting conditions of surrounding habitable rooms, nor create an inappropriate sense of enclosure to surrounding buildings and open space;

   e) not adversely impact on visual amenity; and

   f) not adversely affect the surrounding microclimate.

2. Where a Design and Access Statement is required to accompany a planning application, the Design and Access Statement is to demonstrate compliance with DEV1.1 above. The depth of analysis of a Design and Access Statement may vary according to the nature and scale of the proposal.

9.7 Protecting the amenity of residents, the amenity of public areas, and the environment in general, from the effects of development is key to the development control process and critical for the protection of quality of life in Tower Hamlets. The consideration of amenity must be integral to the planning and design process for new development.

9.8 Privacy and overlooking are largely a function of distance, the vertical levels of onlooker and subject, as well as the horizontal angle of view. A distance of approximately 18 metres between windows of habitable rooms reduces inter-visibility to a degree acceptable to most people.

9.9 In determining whether or not impacts such as noise, vibration, light, odour, fume and dust pollution are acceptable, the Council will take into account current best practice guidance.

9.10 Where planning applications involve the use of ventilation or air conditioning equipment, for example restaurants, the Council will consider the impacts this equipment will have on the amenity of the surrounding area, including odour, fume, noise, and visual amenity impacts.
9.11 In assessing applications for mixed-use developments or in mixed-use areas, the Council will consider the compatibility of the uses. Some uses, for example those that are particularly sensitive or those that generate excessive noise or odours, may not be appropriate near one another.

9.12 Unacceptable impacts on amenity from a development are often symptoms of over-development of the site. In allowing development densities to increase in parts of the Borough, the Council will ensure these density increases do not result in over-development and the loss of amenity.

9.13 Government guidance identifies that the possible impact of potentially polluting development (both direct and indirect) on land-use, including effects on health, the natural environment or general amenity, are matters to be considered in the preparation of Development Plan Documents.

9.14 Best practice guidance seeks to ensure development will not result in a material deterioration of sunlighting and daylighting conditions for surrounding occupants. In addition to having regard to this guidance, the Council will also take into account the sense of enclosure created by the proposal for surrounding development. If inappropriately designed and located, development can create an oppressive sense of enclosure for adjoining development.

9.15 The Mayor of London wants to ensure development protects its surrounding microclimate. If development is not designed and orientated to be sensitive to its surrounds, it can have adverse impacts on the surrounding microclimate, resulting in impacts such as wind turbulence and the creation of deep shadows.

9.16 A Design and Access Statement is a tool which is used to demonstrate how the design responds to and contributes to the surrounding character and context of an area. The Council will require a Design and Access Statement to be submitted with most planning applications, in accordance with legislative requirements. However, the depth of analysis of a Design and Access Statement may vary according to the nature and scale of the proposal.
DEV2. Character and Design

1. Development, including new buildings, extensions, and public and private spaces, is required to be designed to the highest quality standards, incorporating principles of good design, including:

   a) taking into account and respecting the local character and setting of the development site, including the surrounding:
      i. scale, height, mass, bulk and form of development;
      ii. building lines and setbacks, roof lines, streetscape rhythm and other streetscape elements;
      iii. building plot sizes, plot coverage and street patterns;
      iv. design details and elements;
      v. building materials and external finishes; and
      vi. natural environment, including watercourses or waterbodies.
   b) enhancing the unique characteristics of the surrounding area to reinforce local distinctiveness and contribute to a sense of place;
   c) protecting notable features within the site, including vegetation;
   d) protecting and enhancing the historic environment, in particular Listed Buildings and Conservation Areas, and their settings;
   e) ensuring design of the public realm is integral to development proposals;
   f) ensuring development and the public realm are designed at a human scale;
   g) ensuring the site and the surrounding public realm are comfortable and useable for pedestrians, taking into account impacts on microclimate and addressing any need for street furniture;
   h) providing clear definition and an appropriate degree of enclosure of the public realm;
   i) creating visual interest in the urban environment, including building articulation;
   j) contributing to the legibility and permeability of the urban environment;
   k) ensuring the use of high quality building materials and finishes;
   l) ensuring development is designed to be easily adaptable to different uses and the changing needs of users; and
   m) ensuring the internal design and layout of development maximises comfort and usability for occupants and maximises sustainability of the development, including through the provision of adequately sized rooms and spaces, and through the use of passive solar design.
2. Development should contribute to achieving the future desired character for the area, where this character has been identified in an Area Action Plan.

3. Where a Design and Access Statement is required to accompany a planning application, the Design and Access Statement is to demonstrate compliance with DEV2.1 and DEV2.2 above. The depth of analysis of a Design and Access Statement may vary according to the nature and scale of the proposal.

9.17 Good design is critical to the creation of sustainable communities. It ensures attractive, usable, durable and adaptable places, and arises from a proper understanding of the site and its context. This policy encapsulates some of the key elements of good design.

9.18 The Council wants to promote environments that are visually attractive, pleasant to use, are safe, legible, practical and sustainable in their use of design and construction materials, are human in scale, carefully detailed in terms of their response to the internal and surrounding environment, and provide recognisable routes, intersections and landmarks.

9.19 Good design includes well-planned and well-connected public spaces that bring people together and provide opportunities for physical activity and recreation. It addresses the connections between people and places by considering the needs of people to access jobs and key services. The principles of good design should be adopted within all types of development, ranging from minor residential extensions to major development schemes.

9.20 Government guidance states that design which fails to improve the character and quality of an area should not be accepted. The Government encourages councils to have regard to best practice guidance to ensure the achievement of good design. The Council supports the use of best practice in design. This policy seeks to interpret and apply Government guidance at the local level in Tower Hamlets. Government guidance identifies the promotion or reinforcement of local distinctiveness as an element of good design. Reinforcing locally distinctive character requires a clear understanding of local character and context, and a sensitive response to this character. This understanding of the local context can be informed by identifying the needs of the local community.

9.21 In the context of good design, ‘enclosure’ refers to the use of buildings to create a sense of defined space. Development should create streets and spaces with a degree of enclosure by assisting in defining the edges of the public realm. To create a consistent and
appropriate sense of enclosure, development should respect prevailing building lines, heights and setbacks. In creating a degree of enclosure, care must be taken with the design and siting of development to prevent adverse impacts on amenity through the creation of an oppressive sense of enclosure for surrounding development.

9.22 Visual interest can be created, not only through the built form and permanent design elements, but also through lighting design and landscaping. Ensuring buildings are designed to be flexible enough to meet the changing needs of the community will extend the useful life of development.

9.23 Human scale refers to having elements within development and the public realm that relate well in size to people, and ensuring the assembly of these elements is done in such a way so as to make people feel comfortable, rather than overwhelmed, by the built environment.

9.24 In achieving good design and creating high quality residential environments, it is also important to consider the internal design and layout of development. Development should provide adequate, well designed internal space and appropriately sized rooms to meet the needs of its occupants.

9.25 The integration of Passive Solar Design principles into the design of development can not only increase the comfort of its occupants by optimising the use of the external climate, but it also reduces the need for energy usage within development. Passive Solar Design is a key element of sustainable design and involves the use of a range of design techniques, including making optimal use of solar heat and light in determining internal room layout, the use of natural ventilation, and appropriate window sizing and positioning. The integration of Passive Solar Design into new development is advocated by Government guidance and the Council will seek these design techniques to be adopted in all forms of development.

9.26 A Design and Access Statement is a tool which is used to demonstrate how the design responds to and contributes to the surrounding character and context of an area. They may be appropriate for even small and uncontroversial proposals, as together these can have a significant impact on the environment. The Council will require a Design and Access Statement to be submitted with most planning applications, in accordance with legislative requirements. However, the depth of analysis of a Design and Access Statement may vary according to the nature and scale of the proposal.
DEV3. Accessibility and Inclusive Design

1. Development, including new buildings and public and private open spaces, is required to incorporate inclusive design principles, ensuring it can be safely, comfortably and easily accessed and used by as many people as possible without undue effort, separation or special treatment.

2. Development should be oriented to front the street and have an entrance close to the street frontage.

3. Development should seek to improve the accessibility and usability of existing buildings, open spaces and the public realm for all people.

4. Development should improve permeability of the site and improve connectivity with the surrounding area, particularly to public transport, town centres, open space and social and community facilities.

5. The Council will not support developments with restricted access, resulting in ‘gated’ communities with no public through linkages, to avoid segregation and ensure permeability of the public street and footpath network.

6. Where a Design and Access Statement is required to accompany a planning application, the Design and Access Statement is to demonstrate compliance with DEV3.1 to DEV3.5 above. The depth of analysis of a Design and Access Statement may vary according to the nature and scale of the proposal.

7. The Council will seek the submission of an Access Comment, demonstrating compliance with DEV3.1 above, for householder developments in areas other than conservation areas.

9.27 Inclusive design involves the consideration of a range of design issues including, but not limited to, access to and within the site (including circulation routes); access to and within any buildings; preventing the creation of barriers to movement; way finding; legibility and signage; evacuation routes; appropriate use of surface materials; and ensuring that layouts create ease of movement and direct pedestrian links. Not only should development be accessible for all, but it should also be useable and functional for all. Consideration should therefore be given to aspects such as internal layout, room sizes and windows locations. The Mayor of London advocates that all new development meets the highest standards of accessibility and inclusion for all.

9.28 The Council will require a Design and Access Statement to be
submitted with most planning applications, in accordance with legislative requirements. A Design and Access Statement is designed to show how the principles of inclusive design have been implemented into a proposed development scheme. The provision of Design and Access Statements for most new developments would ensure that applicants have demonstrated that all potential users of a development will have fair and reasonable access, and that inclusive access has been considered early in the planning and design process. The amount of detail submitted within a Design and Access Statement will depend on the scale, nature and complexity of the proposal.

9.29 An Access Comment may be requested for some householder development, where there is no requirement to submit a Design and Access Statement. An Access Comment is a brief report identifying how inclusive access has been maximised within a development site.

9.30 Accessibility is a key consideration in ensuring a development is well integrated into its surrounding environment and achieves a high standard of design quality. Development should provide or improve links to public transport, open space and other key places such as town centres and social and community facilities.

9.31 Development should also promote pedestrian movement by ensuring larger sites are permeable, providing linkages through them that integrate into the surrounding street network. Part M of the Building Regulations 2000 sets out requirements for access into and within new development. Whilst the Council will ensure new development complies with these regulations, this alone cannot deliver a fully inclusive environment. Complying with this policy involves a more comprehensive approach to inclusive design and access.

DEV4. Safety and Security

1. The safety and security of development and the surrounding public realm should be optimised, without compromising the achievement of good design and inclusive environments, by:
   a) ensuring building entrances are located and designed to be visible, safe and accessible;
   b) creating opportunities for natural surveillance of the public realm, including streets and open spaces, by:
      i. designing development to face the street;
      ii. providing windows in development to overlook streets and open spaces;
      iii. providing active frontages adjoining the public realm; and
      iv. providing an appropriate mix of uses within the development.
c) ensuring design measures are used to make a clear distinction between public and private spaces;

d) ensuring the development, including building entrances and the surrounding public realm, are well-lit;

e) avoiding the creation of potential concealment points, including those created by landscaping;

f) incorporating active surveillance systems into developments, where they form part of a comprehensive design approach to crime prevention;

g) creating clear sightlines and improving legibility of the surrounding area;

h) using durable, graffiti resistant building and facing materials; and

i) using design measures to prioritise pedestrian and cyclist movement over vehicular movement.

2. Where a Design and Access Statement is required to accompany a planning application, the Design and Access Statement is to demonstrate compliance with DEV4.1 above. The depth of analysis of a Design and Access Statement may vary according to the nature and scale of the proposal.

9.32 Creating environments that people feel safe to use contributes to quality of life as well as to the economic prosperity of an area. If development is designed inappropriately it can help promote crime and anti-social behaviour. Environments that maximise both real and perceived safety for their users can be created through incorporating ‘secured by design’ techniques, as encapsulated in this policy. The creation of opportunities for natural surveillance is fundamental to implementing ‘secured by design’ principles. Natural surveillance is created by the presence of other people in the public realm, or by people overlooking the public realm from adjoining development. Mixed-use development enables the creation of environments that are active throughout the day and night, maximising opportunities for natural surveillance of the public realm.

9.33 Street layouts that are permeable and have clear, direct routes will encourage pedestrian usage, as well as provide clear escape routes for people.

9.34 Ensuring development provides a clear distinction between public and privately-owned space, through transitional spaces, such as private front gardens, or through clear means of definition, such as railings or
hedges, will promote a sense of ownership of private space and deter unwanted trespassers. Ensuring development maximises safety and security should not, however, result in ‘fortress-like’ development and hostile environments.

9.35 Active surveillance systems, such as closed circuit television, can be used as part of a broader crime prevention strategy within a development, but should not be the sole measure used to promote safety.

9.36 Environments that appear well-managed are more likely to be perceived as safe, and will therefore continue to attract people. The use of building and facing materials that do not easily deteriorate and that are resistant to graffiti will assist in maintaining attractive environments that are less prone to crime.

9.37 Issues of crime prevention should be considered early in the planning and design process so that potential conflicts with other objectives, such as achieving inclusive design, can be resolved, and that measures can be properly integrated into proposals, rather than being ‘tacked on’.

9.38 Where a Design and Access Statement is required to be submitted with a planning application,94 the Council will require this policy to be addressed within the Statement.95 However, the depth of analysis of a Design and Access Statement may vary according to the nature and scale of the proposal.

**DEV5. Sustainable Design**

1. The Council will expect all major development to use best practice sustainable design measures including, but not limited to, the following:
   
   a) maximising the use of natural systems, including the incorporation of Passive Solar Design measures;

   b) minimising energy use;

   c) designing out negative impacts on microclimate;

   d) protecting and, where possible, enhancing site biodiversity; and

   e) preventing the possibility of contamination to land, water or air.

2. The Council will expect applications for development other than major development to demonstrate a consideration of the incorporation of sustainable design measures.
3. Applicants should identify and implement opportunities to incorporate beneficial geological features such as, rocks, islands, banks, localised basins, lakes, sand and silt coverings, ridges, mud sediments and biodiversity in the design of new developments.

4. Where a Design and Access Statement is required to accompany a planning application, the Design and Access Statement is to demonstrate compliance with DEV5. The depth of analysis of a Design and Access Statement may vary according to the nature and scale of the proposal.

9.39 Development can consume large amounts of resources. Building research information shows that 50% of the country’s carbon dioxide (CO₂) emissions are produced by the construction, occupation and maintenance of buildings. Unnecessary waste of energy, water or materials can occur, due to poor design, inefficiency or less than ideal construction and manufacturing procedures of components. An important objective of this policy is to encourage the creation of developments that are more cost effective to run, cause minimal environmental impacts and provide healthy living conditions.

9.40 There is a link between the high volume of development and the pressure on natural resources and threat of their depletion, raising concerns of environmental damage. The Council acknowledges the need to act on the perceived threat to the environment from this high level of resource consumption. Existing buildings are responsible for over 70% of London’s CO₂ emissions; therefore, the Mayor of London is seeking the inclusion of sustainable practices in the design and construction of development.96

9.41 The scale of new residential development that is expected to be accommodated in Tower Hamlets highlights the importance of minimising the emission of greenhouse gases and adapting to climate change. It is the Council’s objective to ensure that development meets the highest design and construction standards, and considers their adoption particularly important in order to raise the environmental performance of buildings, meet environmental targets, and work towards achieving sustainability.

9.42 The Council wants to ensure development minimises impacts on the environment by complying with the highest standards in current ‘Best Practice’ guidelines for sustainable design and construction. Building practices must also rely significantly less on the use of natural non-renewable resources. New development should demonstrate achievement of recognised benchmark standards of excellence for Eco-Homes and BREEAM.

1. All planning applications will be required to include an assessment demonstrating how the development minimises energy demand and carbon dioxide emissions.

2. Major development will be required to incorporate renewable energy production, to provide at least 10% of the predicted energy requirements on site. Incorporation of renewable energy production equipment will be encouraged in all developments.

3. Development of facilities that generate energy or produce renewable energy locally will be encouraged, subject to the satisfactory resolution of environmental impacts and impact on local amenity.

9.43 Buildings consume large quantities of energy during their life-spans. A national obligation is to reduce greenhouse gases, reduce carbon emission by 20%, and generate 10% of the United Kingdom’s electricity supply from renewable energy sources by 2010. The reduction and more efficient use of energy and the generation of renewable energy are important for the achievement of the Council’s sustainable development goals. There is determination on the part of the Council therefore, to encourage development in the Borough to make contributions to the reduction of greenhouse emissions.

9.44 Applications for development will be required to demonstrate how energy demand and carbon dioxide emissions have been minimised. This will encourage applicants to select heating, cooling and electricity systems that minimise energy use and carbon dioxide emissions.

9.45 Concerns over climate change and the security of future energy supplies mean that renewable energy sources are needed quickly. Methods for the generation of renewable energy include the use of photovoltaic cells, thermal storage, heat pump applications, solar powered and geothermal water heating, energy crops and biomass.

9.46 Building design and building services can significantly impact on energy use and energy conservation. Design and layout of all new development including commercial offices, residential dwellings and public buildings, such as schools and healthcare facilities, should maximise energy efficiency. Basic design measures, including for example location, variations in the orientation of buildings, pitches of roofs, large glazed areas, specification of the fabric, construction from heat absorbing materials, or additional ventilation and appropriate density, are all possible components of energy efficient developments.
9.47 The examples of the incorporation of Combined Heating and Power (CHP) in the Barkintine Estate and solar water and micro-CHP systems in Hugh Platt House, have become good practice models which have gained the Housing Corporation’s and industry’s approval.

9.48 Planning applications should demonstrate that heating and cooling systems and the electricity supply for the development have been selected in accordance with the Mayor of London’s order of preference as follows: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers; and gas central heating.

9.49 Energy statements, explaining how the development has sought to incorporate renewable energy measures or minimise or reduce energy consumption and carbon dioxide emissions, should be provided.

**DEV7. Water Quality and Conservation**

1. The Council will expect development to include a variety of measures that maximise water conservation, including rainwater harvesting and greywater recycling.

2. Developments that would have unacceptable impact on water systems either by overuse of available water supplies, or by leading to pollution of the groundwater or surface water by reason of their waste water discharge or other operations, will not be permitted.

9.50 Water is an increasingly scarce resource for much of the world’s population; however, demand for this resource continues to grow. If the trends of demand continue, over 40% more water will be used by 2024 than is used today. The combination of greater water usage and increased demand as a consequence of new development has alerted the Council to the urgency of protecting existing water resources in the Borough and the region in general.

9.51 The Council wants to protect and manage its water resources by seeking water efficiency measures in development. Water efficiency is the long-term ethic of conserving water resources through the employment of water-saving technologies and drainage control.

9.52 The Council expects the efficient use of water in development through demand management techniques and the use of water saving devices. The Council is promoting more efficient use of water through the requirement for better design and specification in buildings (for example providing dual flush systems, single lever mixer taps, volume control valves on showerheads, flow control devices, deep narrow basins and baths, water efficient washing machines and dishwashers, insulation of hot water pipes, and positioning of hot water systems).
9.53 Water conservation in a building depends on its design, specification of equipment used, and the way occupants use water. Incorporation of water conservation measures such as rainwater harvesting and greywater recycling should be incorporated into development at the design stage.

9.54 Rainwater harvesting involves the use of captured rainwater, usually from a roof catchment. Once captured, the water can be drawn on for uses such as watering gardens and as toilet flush water. Greywater is wastewater from showers, baths, kitchen sink, wash basins and washing machines. Greywater recycling uses treated greywater principally for toilet flushing but also for watering gardens.

9.55 The Council recognises the need to protect water quality and expects development to pay attention to groundwater quality and prevent its contamination. It is essential to prevent pollution of Tower Hamlets’ drinking water supply much of which is drawn from underground aquifers.

DEV8. Sustainable Drainage

The Council will expect all development proposals to incorporate Sustainable Urban Drainage Systems (SUDS), where development is likely to have an impact on watercourses and where there will be need to control and reduce run-off. The location of SUDS should be as close to its origin as possible.

9.56 The Council expects applicants to consider the impact of their development on the drainage system. Development can affect flooding by increasing or, in some cases, decreasing run-off. In most circumstances, built development tends to extend the area of impermeable ground from which water runs off rather than allowing it to percolate into the ground. This can increase total and peak water flows, leading to flooding.

9.57 The use of SUDS, including soakaways, planted roofs, water butts, rainwater harvesting, infiltration trenches, permeable pavements, grassed swales, ponds, wetlands and the use of permeable surfaces, is now recognised as one of the most effective ways to reduce water pollution and risk from flooding, as confirmed in Government guidance.\(^{97}\) The SUDS concept incorporates a series of principles to minimise the impact on the environment, prevent water pollution and control run-off at source with the added benefit of improving water quality. Hard impermeable surfaces, such as driveways, parking and roof areas should be reduced, and, where possible, permeable, vegetated areas should be maximised to reduce run-off.
**DEV9. Sustainable Construction Materials**

All major developments are required to demonstrate sustainable construction practices through provision of a site-wide Materials Use and Purchasing Strategy, covering all construction management activities.

9.58 A significant proportion of all the nation’s natural resources are consumed in the production and transport of construction products and materials. Where practicable, selecting materials whose production and distribution are less energy intensive will be of benefit to the environment. Whilst the Council wants to make sure the planning application process is not unduly onerous, it also has an obligation to promote the principles of sustainable development. To help achieve this, the Council wants to ensure that new development incorporates a resource efficient approach to the purchasing and use of construction materials.

9.59 A Materials Use and Purchasing Strategy should aim to demonstrate how a major development:

a) reduces consumption of irreplaceable material assets;
b) promotes the reuse and minimisation of waste;
c) promotes the prudent use of sustainable managed natural and semi-natural resources;
d) promotes recycling during the demolition and deconstruction phases; and
e) promotes the effective protection of the environment.

9.60 The Materials Use and Purchasing Strategy can form part of a Design and Access Statement. The coverage and detail of the Materials Use and Purchasing Strategy should reflect the scale and nature of development. It may be considered that not all types of development need a detailed Strategy to be prepared.

**DEV10. Disturbance from Noise Pollution**

Attenuation measures will be required for new development likely to generate unacceptable noise and/or vibration, and for development sensitive to noise and/or vibration in locations with noise and/or vibration pollution. Development will only be supported where it can be demonstrated that noise levels from the development will be in accordance with Planning Standard 1: Noise.

9.61 In an urban area such as Tower Hamlets, the impact of noise from development is an important issue to consider in assessing planning applications. If development is not appropriately designed and
located, it has the potential to create noise/vibration pollution, or subject new occupiers to unreasonable levels of existing noise/vibration. Sources of noise include roads and air-traffic, construction activities and entertainment uses such as night-clubs. The effects of noise and/or vibration pollution can be minimised by separating sensitive uses such as hospitals, care homes, schools, and residential developments (especially habitable rooms), from development that generates noise, and by incorporating measures to reduce any impact.

9.62 There are a variety of measures that can be employed to avoid noise and/or vibration pollution. These can include minimising or screening noise at the source, the use of sound insulation, and control over the hours of operation. Provision of noise attenuation measures, such as secondary glazing to habitable rooms or noise barriers to a whole area, are some of the ways to address impacts on properties affected by road traffic noise. New development should not result in an increase in ambient noise levels greater than those stated in Planning Standard 1: Noise.

DEV11. Air Pollution and Air Quality

The Council will require an Air Quality Assessment for development that the Council considers is likely to have a significant impact on, and result in harm to, air quality, taking full account of the Air Quality Action Plan’s key actions. Development will not be supported unless mitigating measures are proposed to reduce impacts to acceptable levels.

9.63 Poor air quality can have a harmful impact on people’s quality of life, and health. The Council has declared the whole Borough an Air Quality Management Area (AQMA) and an Air Quality Action Plan has been prepared to reduce pollutants in the Borough’s atmosphere to the standards set by the National Air Quality Strategy. These standards require a significant reduction of eight key pollutants, including benzene, sulphur dioxide, ozone and carbon monoxide. The Mayor of London has adopted an Air Quality Strategy that the Council will seek to implement through this policy.

9.64 Currently road transport emissions are key contributors to air pollution. It is therefore necessary to assess development proposals that are likely to generate significant numbers of additional trips. Tackling pollution from road traffic is one of the Government’s four key shared priority areas for transport.

9.65 A number of other activities, such as polluting industrial works, incineration schemes, and energy generating projects could also have significant adverse impacts on air quality, and must be considered in relation to meeting air quality targets.
DEV12. Management of Demolition and Construction

Where the demolition and construction phases of development are likely to have a significant negative impact on local amenity, planning conditions will be imposed to minimise impacts, including requiring the submission of a Demolition and Construction Environmental Management Plan.

9.66 The demolition and construction phases of development can have substantial adverse impacts on surrounding amenity, including impacts such as noise, vibration, dust, and air and light pollution. Although these impacts are temporary, they must be minimised through the careful management of demolition and construction practices.

9.67 To demonstrate that the demolition and construction phases of development will be acceptable, applicants may be required to submit a Construction Environmental Management Plan. This Development Plan Document should take into account all relevant aspects of demolition and construction including:

   a) public safety, amenity and site security;
   b) operating hours;
   c) noise and vibration controls;
   d) air and dust management;
   e) stormwater and sediment control; and
   f) waste and materials reuse and traffic management.

9.68 Where demolition is planned, the Construction Environmental Management Plan should include waste management provisions, which detail the volume and type of material to be demolished and/or excavated, opportunities for the reuse and recovery of materials and demonstrate how off-site disposal of waste will be minimised and managed.

9.69 In preparing the Construction Environmental Management Plan, account should be taken of the Council’s Code of Construction Practice and other current Best Practice guidance.100

DEV13. Landscaping and Tree Preservation

1. A fully documented landscape plan is to be prepared for all development, excluding changes of use and minor works. Landscape Plans should set out, as a minimum:

   a) the features and constraints of the site, the needs of the applicant and the character of the locality;
b) all existing trees to be removed and/or retained are to be shown and accurately and record their botanical classification; and

c) the intended surface treatment of all areas not occupied by buildings.

2. Where existing trees are healthy the Council will require them to be retained and incorporated into the design of development proposals wherever possible.

3. Where trees cannot be retained the Council may request replacement trees to be provided and preference will normally be given to native vegetation and those that minimise water use.

9.70 Quality landscaping works contribute to the creation of pleasant and desirable environments for all, which are particularly important to have in a dense urban environment like Tower Hamlets. The Council wants to ensure that all new development will provide a pleasant and desirable environment for all, through quality landscaping that will enhance the amenity value of the development and its surroundings.

9.71 The Council will seek the submission of a landscape plan to demonstrate how landscaping on site will contribute to the achievement of good design as a part of development. Landscaping is a matter which is required to be addressed as part of a Design and Access Statement. Where development requires the submission of a Design and Access Statement, the Council will seek the provision of a landscape plan as a part of this Statement. All landscape plans submitted should have a minimum scale of 1:100.

9.72 Trees play a crucial role in the landscaping of a site, providing many benefits including shelter, shade, soil stabilisation, improvements to air quality, fauna habitat, and the creation of privacy.

9.73 Existing trees should be preserved as they contribute to the established sense of community of an area. New development should seek to incorporate them into its design.

9.74 When new trees are required, the selection of the type of plants should be based on: the purpose of the plant; its ultimate height and spread above and below ground in relation to adjacent buildings, services and other plants; the climate of the area and the microclimate of the area in which it is to be planted; and the type of soil and pH of the area.
DEV14. Public Art

1. The Council will expect the provision of public art, or financial contributions towards public art, as part of all major development and will encourage its provision as part of all other development.

2. The Council will expect all public art provided to be accessible to all people and to contribute to local distinctiveness.

3. Where possible, public art should be located within the development site; however, the Council may instead support the provision of public art, including financial contributions towards public art, within the vicinity of the site where it can be demonstrated that the resulting public art would be more accessible.

3. Where it is proposed to remove public art either temporarily or permanently due to redevelopment, applicants must demonstrate they have sought to retain the public art within the development site or within the vicinity in an accessible location. Where retention of the public art is not possible, replacement works must be provided in accordance with this policy.

9.75 The Community Plan seeks to celebrate the rich cultural diversity of our communities and ensure Tower Hamlets is a centre for the celebration of arts from all communities.

9.76 Public art can play an important role in positively contributing to development and creating a high quality public realm, thus contributing to ‘Good Design’, the importance of which is emphasised by the Government, the Mayor of London and the Vision and Core Strategy of the Council’s Local Development Framework.

9.77 Public art includes permanent or temporary physical works of art visible to the public, whether free standing or integrated into the design of a building or public space. It can include functional art, such as signage and street furniture. Public art can help to raise the profile of an area, to attract visitors, and to change residents’ perceptions. The introduction of public art can increase the use of public spaces and help reduce levels of crime and vandalism by enhancing local distinctiveness and creating a sense of place.

9.78 Successful public art generally contributes to local distinctiveness, by either reflecting local identity or helping to improve local character. Public art should be integrated into the design process at the earliest possible stage if it is to be used effectively. In ensuring public art contributes to local distinctiveness, the Council will encourage consultation with the local community to determine their needs and
aspirations and encourage the involvement of artists, in particular local artists, from the early stages in the planning and design of major developments. This will also assist in creating employment for local people.

9.79 For art to be public, it must be publicly accessible. This can mean being visually and/or physically accessible to the public. In providing art that is accessible, consideration must be given to the desire to provide art that is accessible to all, including those with visual impairments and physical disabilities.

9.80 It may not be appropriate to provide public art in all major developments, and where this is identified as the case the Council will instead seek public art to be provided within the vicinity of the development site, or a financial contribution towards public art in the vicinity of the development.

9.81 Where development requires the removal of public art, where possible, it should be relocated within the site or within the vicinity of the site, whether on a permanent or temporary basis (for example during construction). This will enable continuity to be maintained. Where it is not possible to retain the public art, replacement works should be accessible and contribute to local distinctiveness.

**DEV15. Waste and Recyclables Storage**

1. In assessing planning applications the Council will consider:
   a) the adequacy and ease of access to the development for waste collection;
   b) the need for provision of storage areas for waste as an internal room or an area within the development screened from the street in perpetuity;
   c) the adequacy of storage space for waste given the frequency of waste collections, regardless of whether the collection service is to be provided by the Council or by a private waste collection company;
   d) the need to accommodate separate containers for residual refuse and recyclables;
   e) the potential for the provision, where appropriate, of temporary construction and demolition waste facilities; and
   f) in the case of residential development, the degree to which the proposals implement the guidance set out in Planning Standard 2: Residential Waste Refuse and Recycling Provision.
2. The Council will require the submission of a scheme for storage and collection of refuse and recyclable materials for all residential schemes, developments generating large volumes of waste, or where the Council considers the waste and/or recycling storage facilities proposed may be inadequate.

3. Proposals which do not provide adequate waste and recyclables storage, addressing the considerations above, will be refused.

9.82 The Council considers all developments should contribute to facilitating more sustainable waste management. The Council will not meet its recycling targets unless on-site facilities for the separate collection of recyclable materials are integral to the design of new developments. These need to be retained and maintained for the life of the development.

9.83 The separate provision of storage facilities for recyclables is a legal requirement with respect to residential properties. The Government requires all residential properties to be provided with a separate collection of at least two different materials for recycling by the end of 2010. This collection can be provided by doorstep or kerbside collections or through easily accessible communal facilities. This places a legal requirement on applicants to ensure new or residential converted properties have provision for one of these systems.

9.84 The recycling of building materials and construction waste on site can play an important role in contributing to wider recycling levels. There is potential to achieve this on large sites or through careful design to minimise detrimental environmental effects or impacts on residential amenity.

DEV16. Walking and Cycling Routes and Facilities

1. Development is expected to facilitate more walking and cycling activities and make provision for pedestrians and cyclists. It will be achieved by:

   a) integrating development with surrounding walking and cycling networks and in the case of large sites providing direct, convenient and safe routes through the site, where possible segregating routes to avoid conflict between users;

   b) meeting the needs of people with disabilities, children and young people and people with mobility difficulties; and

   c) maintaining and, where possible, enhancing Strategic Walkways and the Tower Hamlets Cycle Network.
2. Development must provide secure cycle parking in accessible locations with good natural surveillance, as set out in Planning Standard 3: Parking. In the case of non-residential development, changing facilities and shower rooms for cyclists should be provided where feasible.

3. Development will not be supported if it does not meet the needs of pedestrians and cyclists or if it severs strategic walkways and/or the Tower Hamlets Cycle Network.

9.85 The Council wants to make sure all new development supports safe and direct links for pedestrians and cyclists and creates no barriers to their movement. This means linking into the wider walking and cycling network, and in the case of major development sites, adding to these networks.

9.86 Minimum standards for cycle parking are set out in Planning Standard 3: Parking to ensure that cyclists are able to park in safe and convenient locations which do not cause obstructions to other street users.

9.87 This policy applies to all development and provision should accommodate the needs of all, including people with disabilities and people with mobility difficulties. This is to ensure all development in Tower Hamlets contributes to the creation of an inclusive environment.

DEV17. Transport Assessments
1. All development is required to include adequate space for servicing and appropriate circulation routes.

2. All development, except minor development, should be supported by a Transport Assessment to:
   a) identify the impacts on the transport network and assess its capability to support the development and, where relevant, provide details of measures to mitigate adverse impacts of development or secure additional capacity;
   b) detail servicing access and circulation routes and any traffic management measures proposed, including where relevant, traffic calming measures and alterations to roads and junctions;
   c) justify the level of any parking proposed; and
   d) detail measures to promote or provide sustainable transport options for people and goods.

3. Development with inadequate servicing and circulation and/or development resulting in adverse impacts on safety or capacity of the transport network which can not be mitigated, will not be supported.
9.88 It is important to consider the transport impacts of all development and to ensure that the development makes adequate provision for servicing and where applicable for circulation to, through and from the site. A Transport Assessment is a tool for determining the likely impacts of development on the transport network and it should provide details on existing transport conditions and the impacts of the development on these conditions.

9.89 The coverage and detail of the Transport Assessment should reflect the scale of development and the extent of the transport implications of the proposal. For small schemes, the Transport Assessment should simply outline the transport aspects of the application. For major proposals, the assessment should illustrate accessibility to the site by all modes and the likely modal split of journeys to and from the site.

DEV18. Travel Plans

A Travel Plan will be required for all major development. A Travel Plan may be requested for development where the Transport Assessment identifies the trip generating characteristics, nature, or mix of uses proposed will result in significant transport impacts.

9.90 Development which, by its scale or nature, or as identified in a Transport Assessment, is likely to generate a large number of trips, should be supported by a Travel Plan. A Travel Plan is a package of practical measures and initiatives relating specifically to the needs of a development to reduce travel by private vehicle and encourage walking, cycling and travel by public transport.

9.91 Travel Plans should encourage soft measures such as city car clubs, city bike schemes and any other measures that aid in minimising the number of trips taken by car. Measures or facilities to support walking and cycling, such as cycle pools, may be sought through planning obligations.

DEV19. Parking for Motor Vehicles

1. Development is required to comply with the parking levels set out in Planning Standard 3: Parking and parking provision should be justified with reference to:

   a) the need to minimise parking and to promote sustainable transport options;

   b) the level of parking demand generated by the development and any impacts on demand for on-street parking;

   c) the need for non-residential parking provision to be shared parking where possible;
d) the visual appearance of any parking proposed and how it relates to the overall landscaping; and

e) the need for parking spaces to be designed and managed to prevent unauthorised use.

2. Development is required to provide parking or allow for access by motor vehicle for people with disabilities at or above the minimum standards set out in Planning Standard 3: Parking.

3. Development which does not comply with standards set out in Planning Standard 3: Parking, will not be supported unless it can be demonstrated the variation is necessary through a detailed Transport Assessment.

9.92 The Council seeks to restrain the number of car parking spaces in new developments and to encourage the use of sustainable means of travel such as walking, cycling and public transport. In addition to this, the overprovision of parking, and surface parking in particular, represents an inefficient use of land.

9.93 Parking Standard 3: Parking reflects this and sets out maximum standards for car parking for the whole Borough. Separate standards for parking provision for people with disabilities are set out to ensure that everyone has access to new development, in line with the Mayor of London’s objectives and the Council’s Core Policy to create inclusive, accessible environments. Where car parking is permitted as part of non-residential developments, the Council wants to encourage applicants to explore the possibility of shared parking with other developments in the vicinity of the site as a way of minimising car parking provision. This is considered particularly appropriate in town centres where permitted parking for non-residential development is not in use, for example, in the case of office development during evenings and weekends, they could be made available for use by shoppers and leisure facility users.

9.94 The Council wants to ensure that, where parking is provided, it is well designed and integrated into the development and surrounding area. For example, in the case of residential developments, small clusters of car parking spaces, instead of a large car parking area, will be encouraged in order to allow better integration into landscaping schemes.

**DEV20. Capacity of Utility Infrastructure**

Applicants will be required to demonstrate that there is adequate capacity of utility infrastructure both on and off-site to serve the proposed development.
9.95 It is vital that all residents and users of utility infrastructure have access to an efficient network. New development should not have an adverse impact on existing levels of service.

9.96 Where additional pressure will be placed on utility infrastructure as a result of development, extra capacity or improvements may be required. In some cases, there may be sufficient capacity within the existing network; however, the additional demand for utility services may contribute to a cumulative demand for improvements or extra capacity.

9.97 In demonstrating compliance with this policy, applicants will need to provide an assessment of the necessary utility capacity for the proposed development. Applicants may need to liaise with utility providers to assess the potential demand associated with their development. Applicants should consider the impact of development on the utility infrastructure located on- and off-site, as well as demonstrate how any impacts will be mitigated, such as the provision of additional utility infrastructure to meet any deficiencies.

DEV21. Flood Risk Management

1. All development will be expected not to increase the risk of flooding to the site, its surroundings and downstream, taking into account the vulnerability of the proposed use. The Council expects consideration to be given to the location, layout and design of development, and surface water management.

2. A Flood Risk Assessment will be required to be submitted with all applications for development in the Flood Risk Area, and for applications for development outside the Flood Risk Area, where the site area is 1 hectare or greater.

3. Development in the Flood Risk Area that will threaten or adversely affect the integrity of, or access to, existing flood defences or will restrict the incorporation of new flood defence structures in the future, will not be permitted.

9.98 The Council wants to ensure new development within the Borough does not put people or property at risk from flooding. Development, particularly on sites not allocated within this Development Plan Document, should be directed towards lower risk sites using the sequential test as required by the Government.

9.99 The London Plan identifies that development in East London must take account of flood risk. All development in Tower Hamlets should take account of the residual risk of flooding. Even development outside the Flood Risk areas can be effected by or can have an adverse impact on flooding.
9.100 Flooding impacts should be addressed when determining the appropriate location, layout and design of development. In determining the appropriate locations for development, the vulnerability of the proposed use must be taken into account, as outlined in Government guidance. The type of land use will affect what level of risk is acceptable. For example, a level of risk that might be suitable for an employment use might not be suitable for housing.

9.101 There is also potential for development to increase flooding elsewhere through the addition of hard surface which can increase surface water run off, and alter drainage patterns. Development should seek to carefully manage any impacts from surface water run-off and prevent the alteration of natural drainage patterns where possible. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management.

9.102 For development sites within the Flood Risk Area and for development sites which are 1 hectare or greater outside the Flood Risk Area, the Council will require the applicant to submit a Flood Risk Assessment, which is to provide an evaluation of the flood risk associated with the development. A Flood Risk Assessment helps to demonstrate that the development is appropriate and that if there is a flood risk, that it can be minimised for the lifetime of the development. The assessment should also demonstrate how flood resilient design and construction techniques are adopted.

9.103 Traditionally flood risk has been managed by the provision of primary defences, but for a sustainable community, the residual risk of flooding behind the defences also needs to be managed. This can reasonably be achieved through the holistic design of mitigation measures. Some mitigation measures include designing buildings to resist flooding, putting in place suitable warning and evacuation procedures, and making adequate provision for flood defences. SUDS is a key measure to manage the long-term risks of flooding. Consideration may also need to be given to ensuring appropriate ground floor uses are included within areas affected by the significant possibility of flood, such as non-residential uses.

**DEV22. Contaminated Land**

Where development is proposed on contaminated land or potentially contaminated land, a site investigation will be required and remediation proposals agreed to deal with the contamination before planning permission is granted.

9.104 Contamination of land and associated contamination of water,
including underground water, can affect human health, cause harm to the natural environment, as well as damage buildings and underground services. Contamination can arise from a range of land-uses.

9.105 Government guidance identifies contamination as a material consideration in the assessment of planning applications. Tower Hamlets has a strong industrial past, and the Council wants to ensure the impacts of these past land-uses do not affect the health of people and the environment in the future. As such, the Council is determined to ensure that contaminated land is properly treated and rectified to an acceptable standard before redevelopment.

9.106 The Council maintains a register of sites known to be contaminated land within the Borough. Applications for development on any site included in this register will be referred to the Environment Agency and other key agencies where appropriate. Applicants for development on contaminated land may be required to prepare a Remediation Method Statement, approved by the Environment Agency, to identify steps that will be taken to render the site useable for the proposed scheme.

DEV23. Hazardous Development and Storage of Hazardous Substances

The Council will resist proposals for new development, redevelopment or an intensification of an existing use which involves the storage or use of notifiable quantities of hazardous substances or development in close proximity to such uses, where it would cause a significant hazard to health, and that risk cannot be mitigated to the satisfaction of the Health and Safety Executive.

9.107 There are a small number of listed hazardous installations in or near to the Borough. Some of these are sites which, by virtue of the quantities of hazardous substances stored, used or transported, constitute notifiable installations. Appropriate distances have to be maintained between establishments where hazardous substances are present and residential areas, areas of public use and areas of particular natural interest and sensitivity.

9.108 It is important that any proposal satisfies the Health and Safety Executive, who will advise the Council in its capacity as the Hazardous Substances Authority on the nature and severity of the residual risk to persons in the vicinity arising from the presence of hazardous substances. Relevant applications are also to be referred to the Environment Agency, who will advise on the risk to the environment.
9.109 This policy is in accordance with Government guidance. The European Council also requires member countries to include land-use policies for the prevention of major accidents involving hazardous substances and to limit their consequences for people and the environment.

DEV24. Accessible Amenities and Services

1. Accessible public toilets and associated services will be required within all social and community facilities and in development involving retail, leisure, cultural, or sporting uses.

2. Accessible public toilets and associated services may also be required as part of redevelopment proposals where there is a shortfall of such services.

9.110 The Mayor of London has identified a need to address the shortage of accessible toilets in London. The Council wants to ensure development assists in achieving more inclusive environments, through requiring the provision of accessible toilets and associated services, such as accessible wash basins and baby change facilities. These facilities will be required in new developments that will be accessed by the public. Where appropriate, the Council may require the provision of these amenities and services in redevelopment projects, in order to address any shortfalls. This policy supports the Council’s Core Policy to provide equality of opportunity and address the diverse needs of the Borough.

DEV25. Social Impact Assessment

In assessing planning applications the Council will:

a) consider the results of Social Impact Assessments, which are required to be submitted with major development proposals which are out of character with the existing urban context, involve an increased risk to public safety, or are likely to threaten the existing sense of community identity and cohesiveness; and

b) consider social impacts through Social Impact Comments, which are required to be submitted with all other development, except minor development.

9.111 The underlying principle of sustainable development is balance, and the Council aims to achieve this balance through a planning framework which addresses the social, economic, and environmental consequences of planning decisions. Diversity within communities and neighbourhoods and equalities issues relating to proposed development should be considered when identifying social impacts.
9.112 The Mayor requires Social Impact Assessment to be carried out for development proposals where both significant and more minor social impacts are anticipated.

9.113 There are two forms of assessment required (full Social Impact Assessments and Social Impact Comments), depending on the scale of the proposal. Some major development proposals will be required to undertake a full Social Impact Assessment, in most cases with technical expertise. For the majority of proposals, it is likely that any social impacts will be adequately addressed through appropriate comments in the Design and Access Statement.

9.114 The process of Social Impact Assessment allows potential impacts to be identified and actions to be suggested, through consultation, for the mitigation of any adverse impacts, such as through the use of planning conditions or planning obligations. Potential impacts may be positive or negative, intended or unintended and should be subject to an assessment by an expert.

9.115 Considering the social impacts of a proposal is just one factor considered in making planning decisions. Social Impact Assessment allows a more informed decision to be made based on social considerations. Social Impact Assessment does not replace the social impact requirements within an Environmental Impact Assessment, but should be considered in conjunction with them. Where Environmental Impact Assessment is required, the social impact assessment may be included in the Environmental Statement.

9.116 The Social Impact Assessment process complements the equalities impact assessment process, and contributes to an understanding of social processes in local communities. The process should be a participatory process. Applicants preparing Social Impact Assessments should involve local communities, who may be affected and seek their views and opinions on proposed development.

9.117 Applicants may need to seek advice from the Council in order to determine whether a Social Impact Assessment or Social Impact Comment will be required.
The Council will ensure new advertisements do not adversely impact on amenity and public safety. Applications for advertisements should:

a) not have an adverse impact on the character and appearance and visual amenity of the proposal site and the surrounding area, taking into account:

i. the scale and design of surrounding development, and any features of historic, architectural, cultural or scenic interest; and

ii. the design, scale, illumination, reflectivity and materials of the proposed advertisement.

b) not result in visual clutter through the proliferation of advertisements in the area; and

c) not have an adverse impact on the safe use and operation of any form of traffic or transport on land, on or over water, or in the air.

Advertisements include, but are not limited to, fascia and hanging shop signs, poster panels and free standing advertisements. Advertisements are important for businesses, as well as for providing information; however, if not appropriately designed and located, they have the potential to detract from the streetscape and character of an area or create a potential safety hazard.

Local Authorities only have the power to control advertisements in the interests of amenity or public safety. Government guidance identifies that, in assessing applications for advertisements, councils should have regard to the visual amenity in the area surrounding where it is to be displayed.

The Council will therefore look at how an advertisement relates to the locality, taking into consideration the scenic, historic, architectural or cultural features that contribute to the distinctive character of the locality, as well as the nature of the proposed advertisement and how it will relate to the surrounding area. Advertisements in Conservation Areas must be sensitive to their surrounds. The Council will consider the cumulative effect of advertisements in the area when assessing applications, to prevent the creation of visual clutter.

Advertisements are designed to attract attention; however, advertisements on highways can be a potential road safety hazard, particularly if they are positioned at points where drivers need to take special care, such as pedestrian crossings, roundabouts and junctions. In terms of public safety, the main consideration is to determine whether the advertisement or its location would be so distracting or confusing that it creates a hazard to those taking reasonable care for their own, and others, safety.
DEV27. Tall Buildings Assessment

Applications for all tall buildings must satisfy the criteria listed below:

Design and Context

1. Demonstrate the design is sensitive to the context of the site.

2. Achieve high architectural quality and innovation in the design of the building, including a demonstrated consideration of its scale, form, massing, footprint, proportion and silhouette, facing materials, relationship to other buildings and structures, the street network, public and private open spaces, watercourses and waterbodies, or other townscape elements.

3. Where the site is outside a location identified for tall building clusters in CP48, demonstrate the consideration of built form design alternatives other than tall buildings.

4. Demonstrate consideration of the appearance of the building as viewed from all angles, and its night-time appearance, as demonstrated through an Accurate Visual Representation.

5. Not adversely impact on important views including strategic London-wide views and important local views, including their settings and backdrops, as demonstrated through an Accurate Visual Representation.

6. Provide a positive contribution to the skyline, when perceived from all angles, assisting to consolidate clusters within the skyline, as demonstrated through an Accurate Visual Representation.

7. Not adversely impact on Conservation Areas, Listed Buildings, historic assets, World Heritage Sites, scheduled monuments, areas of archaeological importance or potential, or their settings.

8. Where residential uses are proposed, include high quality, useable communal and private amenity spaces.

9. Achieve a very high standard of safety and security for occupants of the development and users of the immediate surrounding area.

10. Be visually integrated into the streetscape and the surrounding area.

11. Present a human scaled development at the street level.

12. Respect the local character and seek to incorporate and reflect elements of local distinctiveness.

13. Incorporate adaptable design measures.
Environment

14. Demonstrate the privacy, amenity and access to sunlight and daylight for surrounding residents and building occupants will not be adversely affected by the development and that acceptable levels of privacy, amenity and sunlighting and daylighting conditions will be achieved for future occupants of the development.

15. Not adversely impact on the microclimate of the surrounding area, including the proposal site and public spaces.

16. Demonstrate consideration of sustainability throughout the lifetime of the development, including the achievement of high standards of energy efficiency, sustainable design, construction, and resource management.

17. Not adversely impact on biodiversity or open spaces, including watercourses and waterbodies and their hydrology, as well as their settings and views to and from them.

18. Achieve high internal and external noise standards, including the consideration of appropriate mixes of uses and use locations within the development.

Socio-Economic Impacts

19. Contribute positively to the social and economic vitality and of the surrounding area at the street level through its proposed mix of uses.

20. Be acceptable in terms of its potential social impacts, and maximise positive social impacts, as demonstrated through a Social Impact Assessment.

Access and Transport

21. Incorporate the principles of inclusive design.

22. Be located in an area with good public transport access.

23. Take into account the transport capacity of the area, and ensure the proposal will not have an adverse impact on transport infrastructure and transport services.

24. Respect, and, where possible, improve permeability with, the surrounding street network, and take into account impacts on the movement of people.
25. Have good access to, or contribute to the provision of, high quality pedestrian and cyclist routes between the site and public transport, public open space, shops and social and community facilities.

26. Provide publicly accessible areas within the building, including the ground floor, and where there are opportunities to provide viewing platforms, the top floor.

Additional Considerations

27. Where residential uses are proposed, comply with the density requirements in policy HSG1.

28. Conform with Civil Aviation requirements.

29. Not interfere, to an unacceptable degree, with telecommunication and radio transmission networks.

30. Demonstrate consideration of public safety requirements as part of the overall design, including the provision of evacuation routes.

9.122 Tall buildings are likely to have greater impacts on their surrounds than other building types, due to impacts such as their significant visual impact, their impacts on the transport network, and the substantial potential impacts they can have on microclimate and surrounding occupants’ access to daylight and sunlight. Due to their substantial potential impacts, tall buildings are generally more appropriately located as part of a cluster of tall buildings.

9.123 A comprehensive and detailed assessment of the potential impacts of all proposed tall buildings is required. In assessing applications for tall buildings, consideration must be given to design. Exemplary design is critical to tall buildings, due to their high level of visibility. The design of tall buildings must be sensitive to the surrounding environment and their integration into the streetscape is important for their success. Tall buildings provide an opportunity to create visual richness at the street level as well as add interest to the skyline. The protection of Strategic and locally important views is a key consideration in the siting and design of tall buildings.

9.124 In addition to a Design and Access Statement, the Council will require an Accurate Visual Representation to be submitted, showing the proposal in near, middle and distant views, including the public realm and its appearance at street level. This should include a 360 degree view analysis, and a study of relative heights of buildings in the surrounding area. An architectural model may be required to be submitted depending on the scale of the proposal.
9.125 Buildings with large building plot sizes can reduce permeability to the surrounding street network if consideration is not given to the provision of pedestrian linkages through the site. Consideration should be given early in the design process to ensure permeability, taking to account the desire lines of pedestrians who use the area.

9.126 Tall buildings can have a substantial impact on the amenity of surrounding occupants if siting and design are not carefully considered. Impacts on access to daylight and sunlight, privacy and microclimate are important considerations, and may need to be addressed through an Environmental Statement\(^\text{113}\).

9.127 Tall buildings can have negative impacts on waterways including visual impacts on their settings, and impacts on sensitive aquatic environments and hydrology as a result of overshadowing and other microclimate changes. These and other environmental impacts need to be assessed.

9.128 Tall buildings can have a substantial impact on the amenity of surrounding occupants if siting and design are not carefully considered. Impacts on access to daylight and sunlight, privacy and microclimate are important considerations, and will need to be addressed through a Design and Access Statement, or through an Environmental Statement where required.

9.129 Tall buildings should provide benefits to the community, including through the provision of publicly accessible areas on the ground floor and where possible on the top floor, to provide opportunities for public viewing points. Proposals are required to demonstrate the social impacts, both positive and negative, that the development is likely to have.

9.130 Proposed buildings 90 metres tall and greater must be referred to the Civil Aviation Authority and the London City Airport to ensure the proposal will not be a potential hazard to aviation safety, which is a critical issue to consider in Tower Hamlets, due to the proximity of the London City Airport.

9.131 This policy applies to proposals for tall buildings on existing tall building sites; the presence of an existing tall building on the site will not in itself be regarded by the Council as sufficient justification for replacement with another tall building.

9.132 Applications for tall buildings that are less than 30 metres, but are two or more storeys greater than surrounding buildings may not require assessment against the full list of criteria in this policy. In these circumstances, the extent of assessment against this policy will vary
according to the scale of development and its surrounding context, and should be determined through pre-application discussions with Council’s planning officers.

9.133 In addition to the justification above, all planning applications for tall buildings will be required to demonstrate compliance with all other relevant policies, applicable to the land-uses proposed.

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83 Refer to BRE guidance Site Layout Planning for Daylight and Sunlight: a guide to good practice.
In accordance with the Town and Country Planning (General Development Procedure) Order 1995 (as amended), a Design and Access Statement is required to be submitted with all planning applications except those for a material change in the use of land or buildings, unless it also involves operational development; engineering or mining operations; and householder developments in areas other than Designated Areas (including conservation areas). They are also required for applications for Listed Building Consent.


ODPM, Planning Policy Statement 1: Delivering Sustainable Development (2004), identifies best practice design documents including By Design – Urban design in the planning system: towards better practice and By Design – better places to live


See Endnote 85.


See Endnote 85.

See Endnote 85.

DCLG, Circular 01/2006: Guidance on changes to the Development Control System.


Greater London Authority, Cleaning London’s Air: the Mayor’s Air Quality Strategy (2002).

For example, refer to the Institute of Civil Engineer’s Demolition Protocol.

See Endnote 85.


The Flood Risk Area is Flood Zones 2 and 3, as identified by the Environment Agency.


An Environmental Statement may be required as part of an Environmental Impact Assessment in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.
Chapter 10

Economy and employment
10. Economy and employment

10.0 These development control policies relate to employment land-uses in Tower Hamlets. The policies seek to implement Core Policies in the Creating and Sharing Prosperity section of the Core Strategy.

10.1 The Sustainability Appraisal has identified that these policies are likely to have a positive impact in terms of the social and economic objectives. However, negative environmental impacts are likely due to the type and scale of employment development planned within the Borough.

10.2 These identified negative impacts on the environment will require appropriate mitigation in order to ensure that employment generating development is sustainable. Mitigation measures will come through the implementation of the Core Policies and the Development Control policies, particularly the general development control policies.

10.3 The Sustainability Appraisal has informed the development of these policies to ensure that appropriate mitigation tools are available to manage any possible negative from future development.

EE1. Industrial Land adjoining Industrial Location

1. The Council will not support proposals for development adjacent to a Strategic Industrial Location or a Local Industrial Location that would be incompatible with, or compromise the functioning of, industrial uses in those Industrial Locations.

2. All proposals on sites adjacent to a Strategic Industrial Location or a Local Industrial Location should take into account:
   a) any traffic movement from the industrial uses that could be detrimental to the proposed use;
   b) any impacts from noise, vibrations and fumes;
   c) compatibility with the existing industrial use; and
   d) any mitigation measures proposed.

10.4 Given the Council has rationalised industrial land in the Borough, it is important that these industrial sites are not compromised by the introduction of uses nearby that are incompatible with the impacts of industrial activities. For example, the introduction of residential uses adjacent to, or within the vicinity of, an industrial site may be inappropriate if the industrial uses are likely to generate noise and heavy vehicular traffic.
EE2. Redevelopment /Change of Use of Employment Sites

Proposals for redevelopment/change of use and/or a reduction in employment floor space may be considered appropriate where:

a) the applicant has shown the site is unsuitable for continued employment use due to its location, accessibility, size and condition;

b) there is evidence that there is intensification of alternative employment uses on site;

c) the retention or creation of new employment and training opportunities which meet the needs of local residents are maximised in any new proposal; and

d) there is evidence that the possibilities to reuse or redevelop the site for a similar or alternative business use, through active marketing (at a reasonable value for the area), has been fully explored over a period of time, or there is recent evidence that the site is suitable for ongoing employment use.

10.5 The retention and creation of employment in Tower Hamlets is a high priority, and it is important that the Borough’s employment base is modernised and enhanced in order to maximise job opportunities available to local people.

10.6 As the Mayor has set high employment projections for the Borough, with up to 100,000 new jobs by 2016, any loss of employment use needs to be carefully managed. Therefore, the Council wants to ensure that options for employment use have been fully exhausted before alternative uses are considered for approval on existing employment sites. This is critically important to ensure comprehensive and integrated development.

10.7 For all proposals on existing employment sites or those last used for employment uses, proposals which maximise employment capacity both in floor space and number of jobs including local employment will be looked upon favourably.

10.8 It is considered that a site should be unused and actively marketed for at least two years before a change of use can be considered, to ensure that changes in the market, and full potential of employment opportunities, have been exhausted. For major office developments contributing to the global financial and business centre role that Tower Hamlets plays in London, active marketing should occur to ensure the long-term sustainability of major office markets.
10.9 Periodically, the Council and other bodies such as the City of London and the City Fringe partnership commission studies to demonstrate the viability of specific employment markets for the present and future. Where these provide and up-to-date picture of the employment market, these should be taken into account for part (d) to show the viability of sites for continued employment use.

EE3. Relocation of Businesses outside of Strategic Industrial Locations and Local Industrial Locations

Where redevelopment proposals are likely to adversely impact an existing business to the extent that it will become incompatible with the proposed use, applicants should demonstrate that:

a) a suitable replacement site can be found, preferably within the same ward but at the least within the Borough, unless the businesses expansion means that it would no longer be suitable for a location within the Borough, in which case a site outside the Borough should be found; and

b) the business can continue to appreciate the same or better transport or public transport accessibility, dependent on the type of use.

10.10 The Council has a high unemployment rate, and therefore places a high emphasis on ensuring local employment opportunities are retained where possible.

10.11 The Council wants to ensure that local companies aren’t forced out of business by development proposals, particularly if it involves a key local employer or social facility. Alternative premises should be provided, preferably in the local area (i.e. same ward), and if this is not possible, at another location within the Borough, which will enable the continued viability of firms and workers to continue their employment. Alternative premises should also be accessible by public transport and/or cycle and pedestrian transport.

10.12 In demonstrating compliance with this policy, applicants should submit a relocation strategy for the existing business with the planning application. Planning obligations will be used to secure the implementation of the relocation strategy.

EE4. Serviced Apartments

Applications for serviced apartments must demonstrate that they will be managed as short-term accommodation by showing as a minimum how:

a) twenty-four hour servicing will be provided;
b) telephone lines will be provided in the rooms with no opportunity for personal fax and telephone lines installed by the occupier;

c) management will ensure rooms will not be occupied for periods of 90 days or more;

d) management will ensure rooms will be charged out at a maximum at weekly rates;

e) the use will be secured in the form of a licence, not a lease;

f) the occupants of the room will not have exclusive possession of the room; and

g) management will have access to the room for the provision of substantial services, including room cleaning.

10.13 Serviced apartments (apart-hotels) are able to provide short-term accommodation for the international business sector which operates in Tower Hamlets in the north and central parts of the Isle of Dogs and the Central Activities Zone.

10.14 Serviced apartments provide a form of short-term accommodation, specifically servicing business tourism. This is not a valid form of housing. The Council wants to ensure that this function is preserved with serviced apartments having similar impacts to hotels, which are more suited to employment areas.

10.15 In demonstrating compliance with this policy, applicants should submit a business plan with the planning application.
CHAPTER 11
Retail and town centres
11. Retail and town centres

11.0 These development control policies relate to retail uses and the protection and enhancement of the function of town centres in Tower Hamlets. The policies seek to implement Core Policies in the Creating and Sharing Prosperity section of the Core Strategy.

11.1 The Sustainability Appraisal has identified that these policies are likely to have a positive impact overall, in particular in terms of the social and economic objectives.

11.2 The Sustainability Appraisal has informed the development of these policies to ensure that possible impacts of retail and town centre development are appropriately mitigated through these and other policies in the Development Plan Document.

RT1. Primary Shopping Frontages

Applications for the change of use from A1 in primary shopping frontages in town centres will be permitted where:

a) the change of use supports the function of the primary shopping frontage;

b) the surrounding residential area would remain within easy walking distance (300m) of the nearest convenience shop;

c) the need for the change of use can be demonstrated;

d) the use would not result in an over-concentration of non-A1 uses which would create a loss of amenity or loss of ground floor activity; and

e) in the case of vacant property, the applicant can demonstrate that the building has been actively marketed at values prevailing in the town centre and there is no reasonable prospect of reuse or refurbishment for an appropriate A1 class use.

11.3 Primary shopping frontages need to be protected to ensure people can access shops and services, especially those that are required on a daily basis (which are included in A1 uses) without difficulty.

11.4 An over-concentration of A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaway) uses would reduce the pool of key shops providing basic shopping needs to the community. There would, therefore, be a requirement for residents to travel further for everyday goods and services. An over-concentration of such uses (A2-A5) is deemed to be where more than three such uses exist adjacent to each other in a frontage.
11.5 Given the importance of local convenience provision, it will be required that the change of use from A1 be demonstrated in terms of how there is a need/demand for the proposed use and/or whether there are regeneration requirements.

RT2. Secondary Shopping Frontages

Applications for a change of use from A1 or A2 in a secondary shopping frontage will be supported where:

a) the use would not result in an over-concentration of non-A1 or A2 uses which create a loss of amenity or loss of ground floor activity;

b) the surrounding residential area would remain within easy walking distance (300m) of the nearest convenience shop;

c) the proposed use provides a service to the community and generates pedestrian activity;

d) if the proposal is for residential, it is part of a mixed-use scheme, does not separate or isolate A class uses along the frontage, and is at the edge of the town centre; and

e) in the case of vacant property, the applicant can demonstrate that the building has been actively marketed with no reasonable prospect of reuse or refurbishment for an appropriate A1 or A2 class use.

11.6 Secondary shopping frontages provide a greater opportunity for a diversity of uses within town centres. The Council’s decision to support this principle within these areas, will act as a way of ensuring that the Borough’s town centres remain vibrant, and where necessary, contribute to sectors which are in decline. This aim may be compromised where there is an over-concentration of non-A1 and A2 class uses. Over-concentration is deemed to be more than three non-A1 and A2 uses adjacent to each other in a frontage.

11.7 When appropriately located, taking into consideration the area and environs, a mix of shops and services generates activity and has the ability to create ‘natural surveillance’ which increases safety. Appropriately located shops also have the ability to reduce the need to travel.

11.8 A marketing exercise will be expected to accompany the application for the proposed loss and should include (but not be limited to) details and evidence relating to how the building or/site proposed to be used has been marketed at values prevailing in the town centre for a minimum of a year.
**RT3. Shopping Provision outside of Town Centres**

Specialist shops/strips will be protected where:

a) they contribute to the character of the area; and

b) they do not negatively impact on the provision of local convenience shops.

11.9 The Council recognises the importance of scattered shops and small retail parades outside of town centres so that all residents, especially the less mobile, have convenience shops nearby. Despite not being located within a town centre, these shops serve local needs and are of special value to the community.

11.10 The Council wishes to ensure an adequate stock of units for local shops as well as accommodate specialist shops which contribute to retail character and function of the locality. In order to do so, it is necessary to manage the number, type and location of non-retail uses.

11.11 Certain areas have developed reputations for their concentrations of specialist shops, for example, the outlet fashion offer on Commercial Road, the Banglatown attractions of Brick Lane, the tourist focus of St Katharine Docks and the selection of house and garden plants, and trees in the Columbia Road Market. Though the unique character and identity of these areas contributes to the vitality and viability of town centres and shopping strips, pressure from specialist shops and non-retail uses can also mean a reduction in shops available to meet local shopping requirements and, therefore, undermines the traditional shopping function of corner stores and the like.

**RT4. Retail Development and the Sequential Approach**

1. Proposals for retail and related town centre uses will be supported in the Borough’s major, district and neighbourhood centres.

2. When considering proposals for retail uses which are not in an existing town centre, account will be taken of:

a) retail need;

b) the sequential approach;

c) the affect on the vitality and viability of nearby town centres;

d) the proximity of any existing or proposed retail development; and

e) accessibility.
3. A Retail Impact Assessment will be required to be submitted with all applications proposing 2,500m² gross floor space or more retail or related town centre uses. A Retail Impact Statement will be expected to accompany applications for a change of A-class use and all new retail developments under 2,500m². The detail required will depend on the nature and scale of the development proposed.

11.12 Town centres are the preferred location for new and expanded retail floor space. Government guidance sets out a sequential approach for identifying the preferred location for retail development. Because of London’s dense form of development, the Mayor and the Government maintain that intensification of out of town centres could threaten their role.

11.13 Only when town centre sites are not available should edge-of-centre sites be considered. Where edge-of-centre sites are not available, only then will out-of-centre locations be carefully considered.

11.14 Studies suggest that development in Tower Hamlets should be ‘guided to existing centres’, in particular to Canary Wharf and Chrisp Street, given their dominant roles in the Borough. This is consistent and supportive of Government guidance. There is also a need to encourage development to town centres which may be in decline.

11.15 Where the Council regard that new retail floor space is required outside of existing centres (to serve a specific residential or mixed-use development or for the purposes of regeneration), this will be identified through the Area Action Plans.

11.16 An assessment of the overall potential effects of major new retail developments will be required for all proposals, including those within town centres. In addition to impacts, the assessment will need to address character, design and accessibility criteria as set out in policies DEV2 and DEV3, as well as relevant criteria set out in part 2 of this policy. The impact assessment will need to consider the catchment size and role of the town centre.

11.17 A retail impact statement will be required to accompany all applications for a change of use and those retail developments under 2,500m². A statement will be expected to address matters of impact, character, design, accessibility and relevant criteria set out in part 2 of this policy, however not in the detail required for assessments.

11.18 The information and type of evidence and analysis required for retail impact assessments and statements should be proportionate to the scale and nature of the proposal.
RT5. Evening and Night-time Economy

When considering proposals which contribute to the evening and night-time economy particular regard will be given to:

a) the proximity of residential accommodation and surrounding uses;

b) the cumulative impact and level of disturbance associated with A3, A4 and A5 uses;

c) the nature of the activity, including the impact from the proposed hours of operation; and

d) the mitigating measures for any likely pollution including ventilation equipment refuse disposal (including customer litter), grease traps and noise insulation.

11.19 In considering proposals for the evening and night-time economy, the Council will have particular regard to and will support the management of impacts on the surrounding environment.

RT6. Loss of Public Houses

The loss, including partial loss, of public houses, whose existing or last lawful use was an A Class use, will not be supported unless it can be demonstrated that:

a) the loss will not create a shortage of public houses within easy walking distance (300m) of residential areas; and

b) following an active marketing exercise there is no reasonable prospect of reuse or refurbishment for an appropriate A class use, particularly on the ground floor of the site.

11.20 Public houses (or pubs) are a long established and much valued part of the community in East London, serving a social and cultural function for local residents.

11.21 Whilst there is significant pressure in the Borough to convert these public houses to residential use, the Council supports their restoration, so as to re-establish their role in the community.

11.22 A marketing exercise will be expected to accompany the application for the proposed loss and should include (but not be limited to) details and evidence relating to how the building/site for the use has been marketed at a reasonable value for the area for a minimum of a year.
116 Drivers Jonas, Tower Hamlets Borough Wide Retail Capacity Study (2005).
CHAPTER 12 Housing
12. Housing

12.0 These development control policies relate to residential uses within the Borough. The policies seek to implement Core Policies in the Sustainable Urban Neighbourhoods for Residents section of the Core Strategy.

12.1 The Sustainability Appraisal has identified that these policies are likely to have a positive impact overall, in particular in terms of the social and economic objectives.

12.2 The Sustainability Appraisal has informed the development of these policies to ensure that possible impacts of housing development are appropriately mitigated through these and other policies in the Development Plan Document.

HSG1. Determining Residential Density

1. When determining the appropriate residential density for a site the Council will take into account the following:
   
a) the density range appropriate for the setting of the site, in accordance with Planning Standard 4: Tower Hamlets Density Matrix;

b) the local context and character;

c) the need to protect and enhance amenity;

d) the need to incorporate good design principles;

e) the provision of the required housing mix (including dwelling size and type, and affordable housing);

f) access to a town centre (particularly major or district centres);

g) the provision of adequate open space, including private and communal amenity space and public open space;

h) the impact on the provision of services and infrastructure, including the cumulative impact; and

i) the provision of other (non-residential) uses on site.

2. Residential densities will be expressed as habitable rooms per hectare and will guide all forms of housing provided within the Borough.

12.3 In accordance with Government guidance and the Mayor’s, the Council will seek to concentrate the highest intensity of uses, including residential uses, in locations with high accessibility to public transport and to shops and services. This contributes to creating a more sustainable pattern of development by reducing both the need to travel long distances and the reliance of people on private vehicles.
Residential density ranges provide a guide to the expected intensity of residential uses for a site, given its location and access to public transport and services.

12.4 Residential density ranges are only one tool to assist in determining the intensity of residential uses on a site. In determining the appropriate residential density, there needs to be consideration of the local context of the site, including the impacts on amenity, as well as the type of housing being provided, the inclusion of other ‘non residential uses’, and opportunity to provide open space in accordance with the Council’s requirements.

12.5 The setting of an area, as referred to in Planning Standard 4: Tower Hamlets Density Matrix, is a broad classification based on its existing built form and location to either a Major Centre or a District Centre. Areas within the Borough considered as having a ‘central’ setting include the north of the Isle of Dogs and the City Fringe area. The remainder of the Borough including Leaside, south of the Isle of Dogs and the Central area are considered to have a setting of ‘urban’. The character of these will be more clearly outlined in the Area Action Plans.

12.6 The application of the density ranges should also be responsive to the site’s access to public transport and services. For example the density applied to a site which has a Public Transport Accessibility Level (PTAL) of 4 should be lower than for a site with a public transport accessibility level of 6.

12.7 Residential density will be primarily determined through the calculation of habitable rooms, rather than dwellings per hectare. Whilst emerging Government guidance seeks that residential density is expressed in dwellings per hectare, it is considered that this approach in Tower Hamlets may result in loss of opportunities for family housing. The appropriate provision of dwellings on a site will be determined through the housing mix outlined in HSG2 Housing Mix, rather than through density provisions.

**HSG2. Housing Mix**

1. The Council will require that sites providing social rented housing, provide it in accordance with the housing mix outlined in Table DC1: Housing Mix.
2. The Council will require that both the intermediate housing and market housing components of housing provision contain an even mix of dwelling sizes, including a minimum provision of 25% family housing, comprising 3, 4 and 5 plus bedrooms.

12.8 Creating and maintaining sustainable communities includes ensuring that there is adequate choice of housing size available for all people in the Borough. This means requiring an adequate provision of small and larger dwellings. Current housing trends indicate that there has been an over-provision of smaller dwellings. These trends are reflected throughout the East London sub-region. These current trends need to be redressed in order to improve housing choice and develop sustainable communities.

12.9 In Tower Hamlets there is a significant need to increase the provision of family housing throughout the Borough. Family housing is needed mostly within social rented housing to ease identified overcrowding issues, as well as to assist in meeting housing need. Approximately 14% of Tower Hamlets households are overcrowded. In some wards within the Borough overcrowding is amongst the highest in the country. In the social rented housing sectors there is a particular need to provide residential units comprising 4 or more bedrooms. The Council will seek to implement the identified housing mix for social rented housing which is in accordance with the Housing Needs Survey 2004.

### Table DC1: Housing Mix

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Social Rented Housing as a percentage (%) of units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studios</td>
<td>0</td>
</tr>
<tr>
<td>One bedroom</td>
<td>20</td>
</tr>
<tr>
<td>Two bedroom</td>
<td>35</td>
</tr>
<tr>
<td>Three bedroom</td>
<td>30</td>
</tr>
<tr>
<td>Four bedroom</td>
<td>10</td>
</tr>
<tr>
<td>Five and six bedroom</td>
<td>5</td>
</tr>
</tbody>
</table>

See CP4 and CP21

See Tower Hamlets Housing Study
12.10 In the market and intermediate sector an increase in family housing is needed to improve housing choice and to ensure there is a continual opportunity in the future for families to live and work in the Borough. For intermediate and market housing the housing mix requirements take account of both the Housing Needs Survey 2004 and the Mayor’s Supplementary Planning Guidance - Housing.

12.11 The Mayor of London’s Supplementary Planning Guidance – Housing seeks boroughs to greatly increase the provision of family housing. Within the East Sub Region Development Framework, Action 5B requires boroughs to ensure that sufficient larger residential units are provided to meet identified housing requirements. Given the likely housing densities and the housing provision target for the Borough over the life of the plan, the proposed housing mix is considered to be locally appropriate. Opportunities to increase the provision of family housing will be welcomed.

12.12 The provision of a range of well designed family housing, in accordance with the housing mix, will be sought in all locations and in a variety of dwelling types, throughout the Borough including units and terrace style housing.

12.13 In Tower Hamlets the future provision of a large amount of detached or terrace-style family housing will be difficult in certain areas because of the existing and proposed built form and the housing densities required in order to meet the housing provision targets, set by the Mayor of London. However, terrace-style family housing will be sought, where possible, on sites greater than 2 hectares and in key areas identified within the Area Action Plans.

HSG3. Affordable Housing Provisions in Individual Private Residential and Mixed-use Schemes

1. In seeking to negotiate the maximum reasonable amount of affordable housing on individual private residential and mixed-use schemes, the Council will have regard to:

   a) the Borough’s overall affordable housing target, and the expected minimum requirements for affordable housing on sites proposing 10 new dwellings or more;
   
   b) the economic viability of the proposal, including individual site costs;
   
   c) the availability of public subsidy to support affordable housing on the site;
   
   d) other site requirements, including other planning contribution requirements; and
e) the need to ensure new housing development contributes to creating sustainable communities, including being responsive to housing needs.

2. Consideration of off-site provisions or a commuted sum, in lieu of affordable housing, will be given where an appropriate alternative site has been identified which can accommodate the provision and the Council considers that this will result in a better outcome than if the affordable housing was provided on site. Where off-site provision or a commuted sum is proposed in lieu of affordable housing the Council will seek a minimum contribution of 50% affordable housing.

3. For sites proposing residential development as a part of a mixed-use scheme the requirement for affordable housing will be measured as a proportion of the residential component.

12.14 All sites suitable for housing provision are considered suitable for affordable housing. In accordance with Government guidance, the Council will seek to ensure the maximum reasonable provision of affordable housing on a site keeping in mind the need to encourage, rather than restrain residential development. Therefore the Council will consider a range of factors, including economic viability, when negotiating the provision of affordable housing on individual and private residential and mixed-use schemes.

12.15 Where a site undergoes an assessment of economic viability as part of determining the individual affordable housing provision, the findings of the assessment, be they more or less than the minimum requirement sought by the Council, should be the affordable housing provision for that site. The assessment of economic viability should be undertaken on an ‘open book’ basis. The Council may choose to require an independent valuation for a site undergoing economic viability testing. Where this is sought, the findings of the independent valuation should be the valuation used for the assessment of viability.

12.16 The Council will carefully balance the requirement for affordable housing against the economic viability and the delivery of housing within the Borough. Whilst consideration of economic viability is important, it should not result in the approval of development, which does not contribute to meeting the identified Borough housing need.

12.17 Sites that are unable to provide the minimum expected provision of affordable housing should to demonstrate how they are still meeting the Council’s overall objectives including the provision of creating sustainable communities. Regard should also be given to the Government’s requirements for the creation of social cohesion and inclusion.
12.18 In accordance with Government guidance, the presumption of the Council is that affordable housing be provided on the application site so that it contributes towards achieving the objective of creating mixed and balanced communities and avoids creating concentrations of deprivation.

12.19 Consideration for off-site provision or a financial contribution in lieu of on-site affordable housing may be given where it can be demonstrated that a better outcome can be achieved in terms of providing housing which is more appropriate to the needs of households in housing need than could be provided if the affordable housing was delivered on site. This may be in terms of the built form, dwelling mix and affordability. Consideration should only be given to off-site provision where an appropriate alternative site has been identified which the Council determines is appropriate and can be brought forward for development in a timely manner.

12.20 An affordable housing contribution equalling 50% should be assumed when financial contributions in lieu of on-site provision are being sought.

HSG4. Varying the Ratio of Social Rented to Intermediate Housing

1. The Council may consider varying the ratio of social rented to intermediate housing from 80:20 on sites proposing new affordable housing where:
   a) the site, as existing, already comprises more than two thirds social rented housing; or
   b) the proposed housing mix for new housing involves on-site provision of greater than 50% affordable housing.

2. Notwithstanding the above, the Council will expect that social rented housing is the predominant form of affordable housing being provided on site.

12.21 The Council’s priority is for the provision of affordable housing, and, more specifically, social rented housing, in order to meet the identified Borough’s housing need.

12.22 There may be situations in which the application of the Council’s preferred ratio of 80:20 social rented to intermediate housing is not considered appropriate, and getting a wider mix of tenure on site better meets the Council’s core policy of creating sustainable communities. Variations may be considered on sites where a large provision of affordable housing already exists on site, or is being proposed.
HSG5. Estate Regeneration Schemes

1. The Council may consider a net loss of affordable housing may be considered on an estate regeneration site, only where:

   a) high-quality, usable open space or another non-residential use within the estate boundaries is determined to be more beneficial to the overall estate regeneration scheme; or

   b) it can be demonstrated that limited loss of affordable housing is required to improve the tenure mix on site.

2. Where proposed housing on estate regeneration sites includes market housing, the Council may consider varying its requirement for contributions towards additional affordable housing where it can be sufficiently demonstrated that the provision of market housing on the estate regeneration site is necessary in order to cross subsidise the works being undertaken to bring existing dwellings on site up to a decent homes plus standard.

12.23 The Government is committed to creating the opportunity for decent homes for all.\textsuperscript{125} In Tower Hamlets the Council is seeking that all homes be brought up to Government’s decent homes plus standard. In order to facilitate this, many housing estates within Tower Hamlets are, or will be, going through a process of regeneration. Estate regeneration in this context relates only to those estates which are included within a defined program. All estate regeneration sites should remain predominantly social rented housing.

12.24 In order to facilitate regeneration of the estate, some estates may look to more comprehensive redevelopment and/or increased housing density on site. This density increase may be required in order to generate sufficient value from market development to support refurbishment, replacement or increased provision of affordable housing and to achieve a mixed and balanced community. The Mayor of London seeks that estate regeneration occurs with no loss of affordable housing. Estate regeneration proposals in Tower Hamlets should seek to ensure no net loss of affordable housing within the estate. However, the Council may consider a small loss of affordable housing on sites in certain localised circumstances. These include where it can be shown that the loss of affordable housing will provide opportunities for an increase in high quality open space or allow for an improved mix of land-uses on site, which is considered to be beneficial for the overall estate regeneration, or where it is considered necessary to improve housing tenure mix for the overall scheme. Calculations of whether there is a loss of total housing or affordable housing will be made in habitable rooms and floor space rather than the total number of dwellings.
HSG6. Loss of Supported Housing and Housing in Multiple Occupation

1. The Council will resist the loss of:
   
   a) supported housing that is still suitable for its use, unless it can be shown that this supported housing is no longer meeting an identified Borough housing need; and
   
   b) suitable houses in multiple occupation (including shared accommodation and staff accommodation), unless it can be shown that this accommodation is no longer meeting a recognised housing need, and/or that the accommodation cannot be brought up to the appropriate statutory standard.

2. Short-term re-provision (lettings of less than 90 days) of either supported housing or houses in multiple occupation will not be considered to be satisfactory.

12.25 The provision of supported housing and housing in multiple occupation can provide an important form of housing, which can meet the needs of some of the most vulnerable people within the Borough.

12.26 The Council will resist the loss of supported housing which is still meeting an identified housing need and is of a reasonable standard, or can be improved to be of a reasonable standard, such that it is still fit for residential occupation.

12.27 Some types of houses in multiple occupation form an essential part of meeting an identified housing need. The Council will resist the loss of all suitable houses in multiple occupation which can be brought up to the Council’s standards for houses in multiple occupation.

12.28 In accordance with the Mayor’s London Plan, short-term re-provision (lettings of less than 90 days) of either forms of housing, is not considered to be satisfactory.126

HSG7. Housing Amenity Space

1. All housing amenity spaces should be designed to be fully integrated into a development and should be located such that it:
   
   a) maximises accessibility;
   
   b) maximises its usability for all users and is safe; and
   
   c) does not detract from the appearance of a building.

2. Private amenity space should be provided in accordance with Table DC2: Residential Amenity Space.
3. Communal amenity spaces (including child play spaces) should be provided on all sites proposing 10 or more residential units in accordance with Table DC2: Residential Amenity Space.

4. Variation to the provision of adequate communal amenity space will be considered where the Council accepts that the provision of high quality, useable and publicly accessible open space in the immediate area of the site (including as a provision on site) would justify a reduction of communal amenity space on site. In this instance, Council will seek contribution towards the improvements of this open space, including improving the quality of open space through planning obligations.

Table DC2: Residential Amenity Space

<table>
<thead>
<tr>
<th>Residential Unit Type</th>
<th>Minimum Size of Amenity Space</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum Private Amenity Space Provision</strong></td>
<td></td>
</tr>
<tr>
<td>All dwelling housings, terraces or ground floor units comprising 3 bedrooms or greater</td>
<td>50m²</td>
</tr>
<tr>
<td>Terrace/ground floor units comprising less than 3 bedrooms</td>
<td>25m²</td>
</tr>
<tr>
<td>Dwellings comprising 1 bedroom or studios</td>
<td>6m²</td>
</tr>
<tr>
<td>Dwelling comprising 2 bedrooms or more</td>
<td>10m²</td>
</tr>
<tr>
<td><strong>Minimum Communal Amenity Space Provision</strong></td>
<td></td>
</tr>
<tr>
<td>All developments with 10 or more residential dwellings</td>
<td>50m² for the first 10 units, plus a further 5m² for every 5 additional units thereafter</td>
</tr>
<tr>
<td>Where 10 or more child bed spaces are being provided (from family housing)</td>
<td>3m² of play space for every child bed space</td>
</tr>
</tbody>
</table>
12.29 The provision of amenity space for new dwellings in Tower Hamlets is important in order to improve the amenity and liveability for residents within the Borough. Given the lack of existing open space and limited opportunities to increase open space within the Borough, amenity space provides an additional opportunity for access to external or outdoor space for residents.

12.30 Ensuring the appropriate location and design of amenity space is essential in order to maximise its usefulness and to increase enjoyment of the space. Careful consideration at the design stage should be given to the location and design of the amenity space in relation to the building to ensure that amenity space, such as balconies, are integrated into the building design and do not detract from the overall visual appearance of the building.

12.31 Private amenity spaces should be located to provide an extension to living spaces and be designed to be functional spaces, without compromising solar access to the remainder of the dwelling. The size of private amenity space should be broadly responsive to the size of the dwelling; the larger the unit, the larger the private amenity space required.

12.32 Whilst it is preferable to have some communal open space at ground level it is not always possible, especially in redevelopment and conversions. Therefore innovative approaches to provision such as roof and podium gardens, and winter gardens to address issues of liveability may be considered. Communal amenity spaces should be accessible and safe for all users, be functional and useable in size, and be secure in its design.

12.33 The needs of families with children must also be considered when designing communal amenity space, including the provision of children’s play areas which are to be located in appropriate places to maximise safety including by creating opportunities for natural surveillance by residents. The size of the children’s play space should be relative to the proposed child density on site. Children’s play space should be separate from the remainder of communal space on a site.

**HSG8. New Gypsy and Traveller Provisions**

The Council will allow for new sites for gypsies and travellers in appropriate locations, if the sites provide the following:

a) good vehicular access from a public highway;

b) adequate provision for parking, turning and servicing on site; and

c) appropriate landscaping which improves amenity, increases privacy, and assists in integrating the site with, rather than segregating it from, its surrounds.
12.34 In accordance with the Mayor of London and Government guidance\textsuperscript{128}, the Council will seek to create a safe an inclusive environment for gypsies and travellers, taking account of their specific needs and requirements.

12.35 Where new opportunities for gypsies and travellers sites are being considered, before granting any planning permission the Council will ensure there is appropriate access to the site, as well as sufficient parking and servicing. Landscaping should also be used as a means of improving the amenity of the site and to improve integration with the site and its surrounds. Landscaping should seek to integrate rather than isolate or become a barrier between gypsies and travellers and their surrounds.

**HSG9. Accessible and Adaptable Homes**

The Council will seek that all new housing is designed to Lifetime Homes standards, in accordance with Planning Standard 5: Lifetime Homes, including at least 10% of all housing being wheelchair accessible or easily adaptable for residents who are wheelchair users.

12.36 Accessible and adaptable homes are homes which have been especially designed to consider existing and changing needs of all residents. Part of improving housing mix and choice includes providing the opportunity for new homes to be flexible, in order to meet the demands of changing life circumstances, including by improving accessibility within and around new homes and designing homes so that they are easily adaptable to changing circumstances. This improves the robustness of new homes.

12.37 The Mayor of London seeks to ensure all new homes are designed to ‘Lifetime Homes Standards’ so they can be easily adapted to meet the changing needs of the residents and help to create more balanced and inclusive communities. The Mayor also seeks 10% of all new homes to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Tower Hamlets adopts the Mayor’s policy approach in order to assist in improving housing choice for elderly and disabled people within the Borough.

**HSG10. Calculating Provision of Affordable Housing**

The affordable housing provision will be calculated using habitable rooms as a primary measure to allow for the most suitable mix of affordable housing. However, there should be no more than a 5% disparity between affordable housing provision, measured by habitable rooms and by gross floor space.
12.38 In calculating the provision of affordable housing the Council will seek to ensure both the highest amount, and most appropriate type of housing, to meet the Council’s needs.

12.39 The Mayor of London’s guidance\textsuperscript{129} states that it may be more appropriate for the calculation of affordable housing proportion to be in terms of habitable rooms or floor space as a means of ensuring the appropriate tenure mix.

12.40 The Council will therefore use habitable rooms as the primary measure for calculating affordable housing, as this provides for a better dwelling range and is more likely to assist the Council in achieving an increase in family units.\textsuperscript{130}

12.41 However in cases where the proposed private market dwellings are disproportionately larger than the proposed affordable housing, the Council may use habitable rooms and gross floor space as a measure to ensure the appropriate provision of affordable housing is being achieved.

\textsuperscript{117} ODPM, Planning Policy Guidance Note: 3 Housing (2000); Greater London Authority, the London Plan (2004).
\textsuperscript{120} London Borough of Tower Hamlets, Housing Bulletin (2005).
\textsuperscript{121} Greater London Authority, the London Plan (2004); ODPM, Circular 06/98 Planning and Affordable Housing; ODPM, Draft Planning Policy Statement 3: Housing (2005).
\textsuperscript{122} ODPM, Planning Policy Statement 1: Delivering Sustainable Development (2005).
\textsuperscript{124} The Council’s housing need is outlined in the Fordham Research Ltd, Housing Study (2004).
\textsuperscript{125} ODPM, Sustainable Communities: Homes for All (2005).
\textsuperscript{126} Greater London Authority, the London Plan (2004).
\textsuperscript{127} Greater London Authority, Guide to Preparing Play Strategies (2005).
\textsuperscript{128} ODPM, Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites.
\textsuperscript{130} London Borough of Tower Hamlets, Research Paper on Affordable Housing (2005).
CHAPTER 13

Social and community facilities
13. Social and community facilities

13.0 These development control policies relate to the provision of social and community facilities in the Borough. The policies seek to implement Core Policies in the Sustainable Urban Neighbourhoods for Residents section of the Core Strategy.

13.1 The Sustainability Appraisal has identified that these policies are likely to have a positive impact overall, in particular in terms of the social and economic objectives.

13.2 The Sustainability Appraisal has informed the development of these policies to ensure that possible impacts of these facilities are appropriately mitigated through these and other policies in the Development Plan Document.

SCF1. Social and Community Facilities

1. When determining the location of new social and community facilities, careful consideration should be given to:
   a) the likely catchment area of the facility;
   b) the accessibility of the site (facilities should be clearly visible from the street and from main access points, accessible by public transport, cycle and walking routes, and promote inclusive access); and
   c) the needs of the area and the quality of the proposal.

2. The Council will ensure social and community facility users are not disadvantaged by any reduction in the quality of, and access to, facilities. Any development that displaces existing social or community facilities, or increases the need or demand for social and community facilities, will be required to meet identified demands on or off-site.

13.3 The overall aim of social and community facility provision is to ensure that all residents can access all of their facility needs by foot or by public transport. Therefore, most social and community facilities are best located within major, district, and neighbourhood centres in order to maximise accessibility to as many members of the community as possible. Centrally sited facilities help to support the area in which they are located by providing added vitality that can help maintain a good quality of life for residents.

13.4 The quality and provision of social and community facilities varies across the Borough. Whilst some facilities still meet the needs of the community, others require improvement.
13.5 The Council wants to ensure that where need for a social or community facility exists, or is deemed to exist in the future as a result of expected development activity, such facilities are provided, either through new provision on- or off-site, or through existing facilities being brought up to a good standard in terms of design, quality and accessibility.

13.6 The Council will require development proposals that have an impact on social and community facilities and/or the services they provide, to ensure their maintenance or improvement. Where new social and community facilities are required, they should be provided as an integral part of new developments.

SCF2. School Recreation Space

Applications for proposals that will result in the loss of school play space or sports facilities will not be supported.

13.7 The Council will actively protect these spaces from any development that will reduce or harm their usability.

13.8 School play space and sports facilities are essential to the promotion of a healthy lifestyle among young people. School recreation spaces and sports facilities need to be located adjacent to, or in the immediate vicinity of schools and education facilities, in order to ensure easy access and usability for these groups.
CHAPTER 14

Open space
14.0 These development control policies relate to the provision of open spaces within the Borough. The policies seek to implement Core Policies in the Sustainable Urban Neighbourhoods for Residents and Sustainable Environment sections of the Core Strategy.

14.1 The Sustainability Appraisal has identified that these policies are likely to have a positive impact overall, in particular in terms of the social and economic objectives.

14.2 The Sustainability Appraisal has informed the development of these policies to ensure that possible impacts of development on open space are appropriately mitigated through these and other policies in the Development Plan Document.

**OSN1. Metropolitan Open Land**

The Council will protect Metropolitan Open Land from inappropriate development. Only essential ancillary facilities for appropriate Metropolitan Open Land functions will be acceptable. Such facilities must not have an adverse impact on the openness of the space and shall be limited to small-scale structures.

14.3 The Metropolitan Open Land (MOL) designation is unique to London and protects strategically important open spaces within the built environment. Metropolitan Open Land performs three valuable functions:

a) Protecting open space to provide a clear break in the urban fabric and contributing to the green character of London

b) Protecting open space to serve the needs of Londoners outside their local area

c) Protecting open space that contains a feature of landscape of national or regional significance.

14.4 Due to the increasing development pressure on Tower Hamlets, the Council is seeking to actively protect Metropolitan Open Land from any development that may reduce the quality, usability or character of this scarce resource.

14.5 When considering any alterations to Metropolitan Open Land boundaries, the Council will work in partnership with the Mayor of London to ensure that its functions and amenity value are preserved or enhanced wherever possible.

14.6 Only essential ancillary facilities will be acceptable development on Metropolitan Open Land e.g. toilets, storage sheds or bike racks. The design, bulk and scale of the facility must not have a negative impact on the openness of the space. In order to assess this impact, consultation with the Conservation and Design Team must be sought.
OSN2. Open Space

1. Development on open space will only be allowed if ancillary to an open space function and there is a demonstrated need for the development that cannot reasonably be satisfied elsewhere.

2. Ancillary development will need to have regard to the character and functions of the particular open space within which it is located and must have no more than a negligible impact on the openness of the space.

14.7 The Council acknowledges that quantity and quality of, and access to open space are key issues for the delivery of sustainable communities. In relation to the equalities agenda, open spaces, along with sport and recreation, underpin our quality of life and are fundamental to the Government’s objectives.

14.8 Tower Hamlets is deficient in local open space, both in terms of accessibility and in terms of the total amount of open space in relation to the Borough’s population.

14.9 The Open Space Strategy for the London Borough of Tower Hamlets clearly states that existing open space is a scarce and already overstretched resource that is likely to come under much more pressure in the next decade due to the expected increase in residential and daytime densities.

14.10 Given the existing deficiency of open space, the Council will not permit any further loss of the Borough’s open space resource.

14.11 The Strategy also highlights the importance of providing high quality open space to local communities. Some open spaces within the Borough could benefit from development and the Council will seek to improve the quality, usability and access of existing and future open spaces where there is an identified need for such investment.

14.12 If ancillary development needs to take place in an open space location, it must not detract from the openness of the space in terms of the design, bulk and scale of the facility and it must respect and be adequate for the specific needs, functions and activities performed in the open space location.

OSN3. Blue Ribbon Network and the Thames Policy Area

1. All development on or adjacent to the Blue Ribbon Network, including the Thames Policy Area, must respect its water location and should particularly:

   a) include a mix of uses appropriate to the water space, including public uses and open spaces;
b) respect waterway heritage;
c) enhance opportunities for views across and along waterways;
d) ensure appropriate access for all to the water and opportunities for enjoyment of the water; and
e) provide for suitable flood defences.

2. All proposals for moored vessels and structures should:
   a) be of a scale and design appropriate to the location and be kept in a good state of repair and maintenance;
   b) not interfere with navigation, give rise to siltation problems, or affect the integrity of river walls and flood defences;
   c) not impede public access to water areas;
   d) provide inclusive access for all;
   e) accord with the policies and standards relating to the amenity of nearby users through loss of privacy, noise, pollution, late night activity and other nuisances; and
   f) incorporate mitigation measures as proposed in the risk assessment required in part five below.

3. Proposals for non-residential moored vessels and structures in or over river, canal or dock areas will only be supported if they are:
   a) essential to the movement of goods or passengers by water; or
   b) lead to an increase in the recreational and educational use of the rivers docks, canals, or basins.

4. All applications for major development adjacent to the Blue Ribbon Network, including those within the Thames Policy Area, are required to be accompanied by an assessment covering:
   a) impacts of scale, mass, height, silhouette, density, layout, materials and colours on the water and surrounding environment;
   b) proposals for water edge, visual and physical permeability and links with hinterland, public access, including addressing safety provision, landscaping, open spaces, street furniture and lighting;
   c) impacts of the proposal on the water space to demonstrate how the water space will be used and affected including impacts on biodiversity and hydrology; and
   d) impact on Strategic Views, in particular River Prospects and on important local views.

5. Proposals for new structures over and/or into the Blue Ribbon
Network should be accompanied by a risk assessment covering impacts on navigation, hydrology and biodiversity and proposed mitigation measures for identified impacts.

14.13 Waterways and waterside locations face multiple pressures that need to be balanced in order to fully contribute to making London an exemplary sustainable world city.

14.14 The Blue Ribbon Network includes the River Thames, the canal network, the other tributaries, rivers and streams within Tower Hamlets, and open water spaces such as docks, reservoirs and lakes.

14.15 Rivers, canals and other water spaces are a prominent element of the Borough and one of its main attractions for both local residents and visitors. Apart from their landscape qualities and value for informal recreation, they often function as important wildlife corridors. However, development has traditionally tended to turn its back on rivers and other watercourses, often making sections of the waterside congested, inaccessible and unattractive.

14.16 This policy seeks to ensure that any development in or adjacent to the Blue Ribbon Network and Thames Policy Area will take into consideration the specific character and functions of the area as set in the London Plan: regional drainage and water supply, a setting for development, an open area and ecological resource, a transport artery and a recreational, leisure and tourist facility.

14.17 However, the permanent mooring of vessels along canals and rivers, particularly where it may inhibit access to the waterfront or impede the use of the waterway, compromises its enjoyment. In accordance with the London Plan the Blue Ribbon Network should not be used as an extension of the developable land in the Borough nor should parts of it be a continuous line of moored craft.

14.18 Development on or adjacent to the Blue Ribbon Network and the Thames Policy Area should be particularly sensitive to its surroundings and functions. It must not prevent or decrease access to the river frontage, footpaths or cycling routes, but must create and promote active frontages accessible to all and integrate with the public realm and surrounding area. The impact assessment of major development adjacent to the Blue Ribbon Network, including those within the Thames Policy Area, should be addressed as a part of the Design and Access Statement submitted with the planning application.

14.19 In accordance with the London Plan new structures, such as bridges, may enhance or have a negative impact on the Blue Ribbon Network. In order to minimise their possible adverse impacts, they should be accompanied by a risk assessment including mitigation measures to address identified adverse impacts.
15. Conservation

15.0 These development control policies relate to the protection and enhancement of the historic environment in Tower Hamlets. The policies seek to implement Core Policy 49 (Historic Environment) and Core Policy 50 (Important Views).

15.1 The Sustainability Appraisal has identified that these policies are likely to have a positive impact overall, in particular in terms of the social and economic objectives. Uncertain impacts were identified for some objectives due to the possible negative impacts on safety, security and crime.

15.2 The Sustainability Appraisal has informed the development of these policies to ensure that possible impacts of development are appropriately mitigated through these and other policies in the Development Plan Document.

CON1. Listed Buildings

1. Planning permission for the alteration, extension, or change of use of a Listed Building will be granted only where it:

   a) will not have an adverse impact on the character, fabric or identity of the building; and

   b) is appropriate in terms of design, scale, detailing and materials.

2. Planning permission will not be granted for development which would have an adverse impact upon the setting of a Listed Building.

3. Applications for the demolition of Listed Buildings will be resisted. Where exceptional circumstances require demolition to be considered, applications will be assessed on:

   a) the importance of the building, architecturally, historically and contextually;

   b) the condition of the building and estimated costs of its repair and maintenance in relation to its importance, and to the value derived from its continued use;

   c) the adequacy of efforts made to retain the building in use; and

   d) the merits of any alternative proposal for the site.

15.3 The best use for a Listed Building is usually the original purpose; however, in many cases new uses need to be found to generate an income, in order to maintain the building and the integrity of the original structure. Applications to change the use of a Listed Building should be accompanied by full details of any alterations to the building, so that the effect on its character can be assessed.
15.4 It is always in the interest of the historic environment that repairs or refurbishments are in-keeping with the character of the original construction. Restrictions on development in the historic environment should not be used to hinder otherwise satisfactory development. The Council is committed to working with applicants and developers to find creative development solutions. A balance needs to be struck between preserving the historic environment and meeting the needs of current and future generations.

15.5 The Council intends to continue to preserve and enhance and retain the Listed Buildings in the Borough. Only in exceptional circumstances, will the Council consider an application for demolition. All Listed Buildings are listed in their entirety, and most include their curtilage, and any incidental or associated buildings.

15.6 Sustainable construction practices are encouraged in the repair and refurbishment of historic buildings. In particular, thermal insulation and the use of renewable energy and green technology relate well to the repair and refurbishment of historic buildings. More detailed sustainable design principles are set out elsewhere in this Development Plan Document.

15.7 Reference should be made to the English Heritage publication ‘The Repair of Historic Buildings: Advice on Principles and Methods’ (1995). Other specialist leaflets on the repair, conservation and management of Listed Buildings are also available from English Heritage.

15.8 The Council also encourages development and inclusive design solutions that enable disabled people to access the historic environment. The Disability Discrimination Act 1995 was enacted to end the discrimination that many disabled people face. All service providers, including owners and tenants of Listed Buildings and scheduled monuments open to the public, churches and employers, to provide information and assistance for disabled persons. These service providers are also required to carry out ‘reasonable adjustments' to physical features of their buildings to enable access for disabled people.

15.9 In addition to planning permission, Listed Building Consent may also be required for works that will affect the special character of a Listed Building.
CON2. Conservation Areas

1. Development proposals, including applications for advertisements, will be approved in Conservation Areas only where they will:
   a) preserve or enhance the distinctive character and appearance of the Conservation Area, in terms of scale, form, height, materials, architectural detail and design;
   b) preserve open spaces, views and vistas, together with landscape and townscape features which are integral to the character of the Conservation Area; and
   c) preserve and reflect the historic street patterns and townscape of the area.

2. Planning permission for development within, or which would affect the setting of, a Conservation Area will be granted only where it would preserve or enhance the special architectural or historic interest of the Conservation Area.

3. Applications for the demolition of buildings that make a positive contribution to the character and appearance of a Conservation Area will be resisted. Where exceptional circumstances require demolition to be considered, applications will be assessed on:
   a) the importance of the building, architecturally, historically and contextually;
   b) the condition of the building and estimated costs of its repair and maintenance in relation to its importance, and to the value derived from its continued use;
   c) the adequacy of efforts made to retain the building in use; and
   d) the merits of any alternative proposal for the site.

15.10 In order to maintain the existing architectural and historic character of Conservation Areas, the Council aims to avoid development that would result in unsympathetic alterations that do not have regard to architectural style and materials used in these areas. The setting of Conservation Areas is an important consideration in terms of buildings and structures both inside and surrounding Conservation Areas. Detailed plans will be required to submitted with applications as part of a Design and Access Statement to enable the Council to assess the effect of the proposed development.

15.11 It is always in the interest of the historic environment that repairs or refurbishments are in character with the original construction. Restrictions on development in the historic environment should not be used to hinder otherwise satisfactory development. The Council is committed to working with applicants and developers to find creative development solutions. A balance needs to be struck between
preserving the historic environment and meeting the needs of current and future generations. Non-historic repairs to unlisted buildings in Conservation Areas may be permitted where a reasonable case is made. PVC windows are deemed to significantly alter the appearance of buildings of historic character and are not encouraged.

15.12 Both listed and unlisted buildings contribute to the character and appearance of Conservation Areas. However, there are others which make little or no contribution and which could be replaced with suitable new developments. The Council will encourage the redevelopment of unattractive buildings that have a negative effect upon the character, appearance and overall setting of Conservation Areas. The Council intends to continue to preserve and enhance its Conservation Areas. Only in exceptional circumstances, will the Council consider an application for demolition of a building that contributes to the character and appearance of a Conservation Area.

15.13 In addition to planning permission, Conservation Area Consent may also be required for the demolition of certain non-listed buildings in a Conservation Area.

**CON3. Protection of World Heritage Sites, London Squares, Historic Parks and Gardens**

Applications for development, including changes of use, within or adjacent to World Heritage Sites, London Squares, or Historic Parks and Gardens will be assessed against their impact individually and cumulatively on the setting, character, fabric and identity of the protected Site, Square, Park or Garden.

15.14 World Heritage Sites are considered to be of outstanding universal value and are designated by an international committee of the United Nations Educational, Scientific and Cultural Organisation (UNESCO) upon the advice of the International Council on Monuments and Sites (ICOMOS). Although there are no additional planning controls over development in, or affecting, World Heritage Sites, the existence of a World Heritage Site is a material consideration which must be taken into account when considering development proposals. The Tower of London World Heritage Site and parts of the Maritime Greenwich World Heritage Site Buffer Zone are within Tower Hamlets. Development proposals that may have an effect upon the integrity of a World Heritage Site or its setting should be subject to a full environmental appraisal. Applicants are advised to consult the relevant World Heritage Site Management Plan.

15.15 There are 16 squares in the Borough protected by the London Squares Preservation Act 1931. While this Act protects the squares against above ground development, there is no protection against the
demolition of surrounding buildings, unless the square is also in a Conservation Area. In order to maintain the distinctive character of the squares, development proposals should be assessed against their impact on the character and function of the square and its setting.

15.16 English Heritage’s Register of Parks and Gardens of Historic Interest contains parks and gardens that are considered to be of national importance. Although there are no additional planning controls over development affecting the site of a Historic Park or Garden, the existence of a Historic Park or Garden is a material consideration which must be taken into account when considering development proposals. Tower Hamlets has 4 parks on this register including Victoria Park, Island Gardens, Arnold Circus and Bethnal Green Gardens.

CON4. Archaeology and Ancient Monuments

1. The Council will require nationally important remains to be preserved permanently in situ, subject to consultation with English Heritage.

2. All development proposals affecting sites of known archaeological interest, or located in Archaeological Priority Areas, will be required to submit an archaeological assessment or, if necessary, a field evaluation as part of the planning application.

3. The Council will require any investigation to be carried out in accordance with the British Archaeologists and Developers Liaison Code of Practice.

15.17 Archaeological remains can easily be destroyed in the development process. For archaeological sites of national importance, physical preservation of remains and their settings is preferred. The need to preserve archaeological remains of lesser importance will be balanced with the need for development.

15.18 Sites which may be of importance need to be properly investigated and records made of any finds before development takes place. An archaeological assessment or field evaluation may therefore need to occur before planning permission is given. In some circumstances, significant finds can be successfully incorporated into the development.

15.19 The archaeological data produced by the Museum of London and English Heritage provide more detailed information, including detail on sites and Archaeological Priority Areas within Tower Hamlets.
15.20 Should archaeological evaluation and investigations be required, it must be undertaken in accordance with a written scheme of investigation approved by the Council. The Museum of London Archaeology Service also provides guidance papers detailing these procedures.

15.21 Specialist archaeological advice may be sought by the Council, and applicants are encouraged to use specialist advice where appropriate. Where development may affect sites of known archaeological interest or located in Archaeological Priority Areas, the Council will expect applicants to have properly assessed and planned for the archaeological implications of their proposals. This will allow the Council to have sufficient information upon which to make an informed planning decision, incorporating appropriate archaeological safeguards.

**CON5. Protection and Management of Important Views**

1. Development is required:
   a) to preserve or enhance the community’s ability to recognise and appreciate landmarks;
   b) to maintain, and where possible enhance, public access to identified viewpoints;
   c) to prevent adverse impacts on Strategic Views; and
   d) to prevent adverse impacts on important local views, by ensuring:
      i. important local views are not obstructed or detracted from, including ensuring the street level setting of local landmarks is protected; and
      ii. impacts that detract from the background setting of local landmarks, including the marring of views against the skyline, are avoided.

2. In determining compliance with CON5.1(c) above, the Council will assess impacts on views using the following:
   a) Linear views and London panoramas will be managed by geometric definition in accordance with Directions issued by the Secretary of State and the guidance and View Management Plans in the London View Management Framework Supplementary Planning Guidance.
   b) All strategic views, including linear views and London panoramas, will be managed by qualitative visual assessment in accordance with the guidance and View Management Plans in the London View Management Framework Supplementary Planning Guidance.
15.22 It is important that views are managed in a manner sensitive to the benefits they bring. This includes strategically important views that are London wide and views of local landmarks relevant to Tower Hamlets. The London Plan highlights the importance of strategic views and major landmarks being protected and managed in a way that enhances their importance, but at the same time does not result in unnecessary constraints over a broader area than that required to enjoy the view. That is, strategic views and major landmarks should be protected within the wider context of the aims of the London Plan for a compact city where development will continue to intensify.

15.23 In assessing planning applications, the Council will take into account the criteria and view management plans within the London View Management Framework (LVMF) Supplementary Planning Guidance (SPG). In preparing development proposals, applicants should ensure compliance with the LVMF SPG.

15.24 The LVMF SPG identifies two methods of assessing the impact of development on strategic views. The method to be used depends on the type of view that will potentially be affected. Management by geometric definition imposes height thresholds in areas around landmarks. Development above these thresholds will generally be refused if development fails to preserve or enhance the community’s ability to recognise and appreciate identified landmarks.

15.25 Qualitative Visual Assessment is the primary tool for the management and protection of strategic views and involves the informed assessment of positive and negative changes that would arise from a proposed development. In enabling the impact of development to be assessed through Qualitative Visual Assessment, Accurate Visual Representations should be prepared by applicants.

15.26 In considering the impact development is likely to have on views of local importance, the Council will take into account a broad range of potential impacts. Not only is it necessary to ensure publicly accessible views of local importance are not obstructed, but it is also critical to ensure development does not have adverse impacts on the setting of these views, including the backdrop of local landmarks and their setting at street level. Where development is likely to have an adverse impact on a view of local importance, an Accurate Visual Representation should be provided by the applicant to enable the Council to make a comprehensive assessment of these likely impacts.
CHAPTER 16 Utilities
16. Utilities

16.0 These development control policies relate to utilities within the Borough. The policies seek to implement Core Policy 5 (Supporting Infrastructure).

16.1 The Sustainability Appraisal has identified that these policies are likely to have an uncertain impact overall, subject to the implementation of the policies. Most of these uncertainties are due to the impacts of utilities on health, regeneration opportunities, urban design, water quality and use, and the impact on existing residents. These uncertainties can be managed and mitigated through existing policies in the Development Plan Document.

16.2 The Sustainability Appraisal has informed the development of these policies to ensure that possible impacts of development are appropriately mitigated through these and other policies in the Development Plan Document.

U1. Utilities

The Council will seek to facilitate the development or expansion of utility infrastructure and associated buildings, requiring planning permission if:

a) the need for the infrastructure to be located in the Borough can be demonstrated;

b) the proposed site is in an appropriate location for the community it will serve; and

c) co-location and siting opportunities have been fully explored and incorporated.

16.3 This policy will allow consistency in the provision of public utilities. Public utilities can cause harm to the environment and neighbouring uses, so there is a need to carefully manage new development and the demands it places on infrastructure networks. While some works will not require planning permission, those that do will need to meet the criteria above before permission is granted.

16.4 Applications for utility infrastructure should also demonstrate compliance with other policies, including by incorporating sustainability measures and energy efficiency, by protecting amenity, including visual amenity, and incorporating measures to mitigate any detrimental environmental impacts.

U2. Change of Use from Public Utilities

The Council will not support the change of use of existing sites or sites last used for public utilities, unless it can be demonstrated that there is sufficient provision to meet the needs of existing and future development.
16.5 In order to meet the targets of housing and employment set out in the London Plan, the Council will promote development as appropriate and in line with other policies in the Local Development Framework. This will inevitably put pressure on the existing utilities networks and associated land that are currently at or near capacity. It is therefore essential that suitable existing land is not compromised through a change of use.

16.6 This policy particularly applies when a site, in its entirety, is used for the purpose of utility infrastructure.

**U3. Telecommunications Equipment**

The Council will only grant planning permission for telecommunications equipment where consideration has been given to minimising harm to local amenity, the local community, and the environment. Proposals for telecommunications equipment should be accompanied by:

a) information on location, height, design, appearance, frequency modulations and power output;

b) details of alternative sites that have been considered, including consideration given to mast sharing;

c) comprehensive statement of why the proposed development is the best practical environmental solution that meets the needs of the operator;

d) a statement of pre-application consultation and how this has been taken into account; and

e) evidence of how the proposal meets the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines for public exposure.

16.07 The Council will assess proposals involving telecommunications equipment in terms of policies U1, U2 and other relevant policies in the Development Plan Document. Policy U3 applies specifically to telecommunications equipment (both ground based and that located on buildings or other structures).

16.08 Telecommunications are essential for the local community and have particular site and location needs. When assessing development proposals which involve utilities, the Council will ensure that local amenity is not harmed.

16.09 There is continuing pressure for further provision of telecommunications equipment. Government guidance recognises the public concern over the health effects from exposure to electromagnetic fields from telecommunications base stations.
It recommends that if a proposed development meets the ICNIRP guidelines, it should not be necessary to consider health effects further.

16.10 An applicant should undertake pre-consultation with residential groups, government organisations and/or amenity bodies, and evidence of these should accompany all applications. Where a proposal is either on or near a school, college, childcare facility or old people’s home, consultation is also expected. The Council will take into account any relevant views expressed through such consultation.

16.11 An application should also include full details of the location, height, design and appearance of the proposed installation accompanying all applications, in line with the Code of Best Practice on Mobile Phone Network Development.

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### Meaning of Terms

**Accessibility:** The ability of people to move around an area and to reach places and facilities, including older people and disabled people, those with young children and those encumbered with luggage or shopping.

**Accurate Visual Representation (AVR):** A still image, or animated sequence of images, intended to convey reliable information about a proposed development to assist the process of informed Visual Assessment. As a minimum an AVR provides reliable information on the position and scale of development and its potential impact on a view.

**Active frontage:** A building front that promotes activity and encourages cross-movement between the building at ground level and the adjacent public realm by the way the building is designed or orientated. A building provides an active frontage if the building avoids blank walls, includes windows and openings, provides for a variety of uses to occur at ground level (particularly those that generate pedestrian activity such as retail uses), creates opportunities for natural surveillance, and uses a variety of materials, textures and colours.

**The Act:** The Planning and Compulsory Purchase Act 2004.

**Advertisement:** Any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and (without prejudice to the previous provisions of the definition) includes any hoarding or similar structure used, or designed or adapted for use, and anything else principally used, or designed or adapted principally for use, for the display of advertisements.

**Affordable Housing:** Housing designed to meet the needs of households whose incomes are not sufficient to allow them to access decent and appropriate housing in the Borough. Affordable housing comprises social rented housing, intermediate housing and in some cases, low cost market housing.

**Affordable Workspaces:** Employment space designed to meet the needs of small or start-up businesses whose incomes are not sufficient to allow them access to market rents and large workspaces. This includes managed workspaces offering small units on flexible occupancy terms with shared business services.

**Amenities:** Those facilities that can make an environment more agreeable.

**Amenity:** The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

**Amenity Space:** An area within the curtilage of a residential development that is used for recreation, e.g. gardens or landscaped space. This includes both ‘private’ and ‘communal’ amenity space.
Ancient Monument: A structure of national importance scheduled by the Secretary of State for the Environment under section 1 of the Ancient Monuments and Archaeological Areas Act 1979 (as amended by the National Heritage Act 1983).

Ancillary Use: A subsidiary use of a building or piece of land closely associated with the main use of the building or piece of land e.g. storage and office floor space in a factory.


Archaeological Field Investigation: Includes investigations and excavations in areas of archaeological importance or potential.

Archaeological Heritage: Includes archaeological remains and monuments on land, including remains uncovered during the course of development, not usually visible from above ground.

Article Four Direction: A direction under Article 4(2) of the General Development Order, which may require approval by the Secretary of State for the Environment, bringing under the control of the Local Planning Authority any specified developments normally permitted under the Town and Country Planning (General Permitted Development Order) 1995.

Biodiversity: The variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

Biodiversity Action Plan: A strategy prepared for a local area aimed at conserving and enhancing biodiversity.

Bishopsgate Corridor: The passage running along Bishopsgate, Norton Folgate and Shoreditch High Street.

Blue Ribbon Network: A network of rivers, streams, canals and other open water spaces, including the River Thames, and land alongside the network, as defined on the Proposals Map.

Brick Lane Restaurant Zone: The area along Brick Lane and Osborn Street (divided into three sections) where new restaurant uses will be considered favourably subject to Core Policies CP15-18. The three sections of the Zone are: between Bethnal Green Road and Grimsby Street; between Woodseer Street and Hanbury Street; and Hopetown Street to Whitechapel Road.

Brownfield Site: Any land or premises which has previously been used or developed and is not currently fully in use, although it may be partially occupied or utilised. It may also be vacant, derelict or contaminated.
**Building**: As defined under the Town and Country Planning (General Permitted Development) Order 1995, as amended.

**Building Articulation**: The treatment of a building form or facade that creates or contributes to visual character, and may include the use of or variations in colours, materials, patterns and textures, and the use of architectural elements such as balconies, awnings, and the stepping of the built form.

**Building Line**: The line formed by the frontages of buildings along a street.

**Bulk**: Size, mass or volume.

**Central Activities Zone**: An area in Central London and a small part of East London (including part of the west of Tower Hamlets) where planning policy promotes the expansion of finance and banking, specialist retail, tourist and cultural uses and activities and is expected to make a particularly important contribution to accommodating regional employment growth.

**Change of Use**: A material change of use of land or buildings from one use to another constituting development for which planning permission is usually necessary.

**Character**: The appearance of a location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

**City Fringe**: The City Fringe area within Tower Hamlets, and covered by the City Fringe Area Action Plan, lies on the eastern fringes of the City of London and extends from Bethnal Green to the north to Wapping in the south. The wider ‘City Fringe’ also includes the fringe areas in the London Boroughs of Camden, Islington and Hackney.

**Climate Change**: Long-term changes in temperature, precipitation, wind and other aspects of the Earth’s climate. Often regarded as a result of human activity and fossil fuel consumption.

**Community Plan**: A community strategy prepared by the Council in conjunction with the community, in accordance with the Local Government Act 2000. The Community Plan sets out a vision for improving the economic, social and environmental well-being of Tower Hamlets, and for contributing to the achievement of sustainable development in the United Kingdom. The Community Plan includes a list of priorities to be tackled, and its themes provide a framework for the Neighbourhood Renewal Strategy, endorsed by all stakeholders through the Tower Hamlets Partnership.

**Conservation Area**: An area of special architectural or historic interest identified by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990. There is a statutory duty to
preserve or enhance the character or appearance of such areas.

**Contaminated Land**: Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.

**Convenience Goods**: Those items which are usually purchased from shops on a regular basis, by virtue of availability and ease, rather than as a result of the comparison of products.

**Convenience Shop**: The use of premises for the sale of convenience goods.

**Creative and Cultural Industries**: Includes advertising, architecture, the art and antiques market, crafts, design, designer fashion, film and video production, interactive leisure software, music, the performing arts, publishing, software and computer services, and television and radio production.

**Creative and Cultural Industries Focus**: An area where Creative and Cultural Industries cluster together, as identified on the Key Diagram and within the Area Action Plans.

**Decent Homes Standard**: As defined within the Department of Communities and Local Government Public Service Agreement, Target 7 – Decent Homes; including a home which meets the current statutory minimum standard for housing, is in a reasonable state of repair, has reasonably modern facilities and services, and provides a reasonable degree of thermal comfort.

**Decent Homes Plus (+) Standard**: Includes a variety of elements that are above the minimum requirements with the decent homes standard definition such as security works, lift replacements and thermal comfort works.

**Defensible Space**: An exterior space usually adjoining a private space that conveys an impression of privacy.

**Deficiency Area**: Area where a facility such as a shop, park or community centre is absent and which is beyond a reasonable distance from the nearest such facility.

**Density**: Refers to the number of people or amount of building in any given area. Residential density is measured by assessing the number of habitable rooms, in relation to the area of the site. It is expressed in terms of the number of habitable rooms.

**Design Code**: A form of detailed guidance that sets out specific design requirements to guide the physical development of a site or area. A Design Code provides clarity about what constitutes acceptable design quality.
within the relevant site or area.

**Design and Access Statement**: A report which explains and justifies a development proposal and the design and access rationale that underpins it. A Design and Access Statement should illustrate the process that led to the development proposal, and should demonstrate how the development achieves good design, including inclusive access. The level of detail required in a design and access statement will depend on the scale and complexity of the application.

**Development**: Means, subject to the provisions of the Town and Country Planning Act 1990, the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.

**Development Brief**: A document (often a Supplementary Planning Document) containing a description of the type of development which the Council would expect on a particular development site or sites, including land-uses, features to be retained, movement, and overall design considerations.

**Development Control**: The process whereby the Council receives and considers the merits of a planning application and decides whether or not it should be given permission, having regard to the policies within the Local Development Plan and all other material considerations.

**Development Control Policies**: Criteria-based policies used by the Council in the assessment of development applications to ensure that all development within the Borough assists in achieving the spatial vision for Tower Hamlets and the Core Strategy.

**District Centre**: Ranging in size these centres traditionally provide convenience and services for local customers with comparison shopping floor space rarely exceeding 50% of the total. Some have individual specialist functions.

**Dwelling**: Also referred to as a ‘residential unit’ is a self-contained unit of residential accommodation.

**Edge-of-Centre**: A location that is well connected to and within easy walking distance (i.e. up to 300 metres) of the primary shopping area. In determining whether a site falls within the definition of edge-of-centre, account should be taken of local circumstances. For example, local topography will affect pedestrians’ perceptions of easy walking distance from the centre. Other considerations include barriers, such as crossing major roads and car parks, the attractiveness and perceived safety of the route and the strength of attraction and size of the town centre.
Employment Site: A site used for, or identified for, employment uses.

Employment Use: Means the following uses:

- B1 (such as offices, research and development, light industry);
- B2 (such as general industry/manufacturing);
- B8 (warehousing and distribution); and
- Closely related Sui Generis uses.

Entertainment Activities: See Tourist Activities

Environmental Impact Assessment: In these assessments, information about the environmental effects of a project are collected, assessed and taken into account in reaching a decision on whether or not the project should go ahead.

Environmental Statement: A statement evaluating the likely environmental impacts of the development, together with an assessment of how the severity of the impacts could be reduced, submitted for the purposes of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Evening and Night-time economy: Primarily concerned with economic activity that brings people out into the Borough's streets and public areas and into bars, cafes, clubs and restaurants to socialise or enjoy themselves in the evening and at night. Aside from being dominated by pubs, cafes, restaurants, wine bars and take away food outlets, evening and night-time activities would also include leisure uses. The evening and night-time economy is also concerned with all the businesses and employees who work to meet this demand. When properly managed, the evening and night time economy serves as an integral part of the economy.

Evidence Base: The information and data gathered by local authorities to justify the soundness of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics.

Family Housing: A dwelling or dwellings, each containing 3 bedrooms or more.

Flexible Workspace: Easy to adapt workspace for a wide variety of business needs.

Flood Risk Area: The area within Tower Hamlets at risk in a flood, being Flood Zones 2 and 3, as defined by the Environment Agency’s Flood Map for England and Wales. The Flood Risk Zone is identified on the Proposals Map and includes those areas of the Borough:

a) with a 1% (1 in 100) chance of flooding occurring in any year from
rivers, or with a 0.5% (1 in 200) chance each year from the sea; and
b) with a 0.1% (1 in 1000) chance of flooding occurring in any year from rivers or the sea.

**Flood Risk Assessment:** An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

**Gross Floor Space:** The floor area based on the overall dimensions of the building(s) including the thickness of external walls, the floor area of roof structure such as lift or tank rooms and covered parking, servicing and other ancillary areas, but excluding floor area completely or mainly below ground level.

**Gypsies and Travellers:** Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.

**Habitable Room:** A room within a dwelling, the primary use of which is for living, sleeping or dining and includes kitchens larger than 13m². This definition includes living rooms, bedrooms and dining rooms but excludes halls, corridors, bathrooms and lavatories.

**Harm:** As defined in the Environmental Protection Act 1990.

**Hazardous Substances:** As defined in the Planning (Hazardous Substances) Act 1990 and its regulations.

**Health Check:** A survey used as a means of monitoring the health of town centres where local authorities collect information on key indicators such as diversity of uses, accessibility and capacity to accommodate new development. They are a useful tool for assessing the vitality and viability of town centres, particularly where threats to town centre vitality emanate from out-of-centre development.

**Hierarchy:** Any group of items graded in size and importance. For example town centres.

**High Public Transport Accessibility:** Having a Public Transport Accessibility Level (PTAL) of between 4 and 6b.

**Historic Parks and Gardens:** A park or garden of special historic interest, designated by English Heritage as either Grade I (highest quality), II* or II.

**Hotels:** Uses within class C1 of the Town and Country Planning (Use Classes) Order 1987, as amended.

**Householder Development:** Development within the curtilage of a residential property which requires planning permission and is not a change of use, including the development of extensions and garages.

**Housing in Multiple Occupation:** As defined in the Housing Act 2004.

**Housing Amenity space:** See amenity space.

**Human Scale:** The use within development of elements which relate well in size to an individual human being and assembled in a way which makes people feel comfortable rather than overwhelmed.

**Important View:** Views designated by Core Policy CP50, Important Views, which include Strategic Views designated within the London Plan and views of local importance to Tower Hamlets.

**Inactive Frontage:** The façade or front of a building or shop (or a group of buildings or shops forming a frontage) that is devoid of activity/display and as such lacks any visual interaction with passers-by.

**Inclusive Design:** Design that creates an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment, and enables everyone regardless of disability, age or gender to participate equally, confidently and independently in mainstream activities with choice and dignity.

**Industrial Activities:** Light Industry B1(c), General Industry B2 and Storage and Distribution B8 use classes and any closely related sui generis uses e.g. car wreckers.

**Infrastructure:** Framework of services that are necessary for the operation of the normal functions of the community and the economy, e.g. roads, underground services, and social and community facilities.

**Intermediate Housing:** Is submarket housing, where costs including service charges, are above the target rents for social rented housing, but where costs including service charges are affordable for households on incomes of less than £49,000 (as at September 2005). Intermediate housing includes shared ownership, sub market rent provision and some low cost home ownership where it meets the above criterion.
**Isle of Dogs:** The area within Tower Hamlets covered by the Isle of Dogs Area Action Plan and contained within the U-shaped reach of the River Thames.

**Key Worker:** An employee within the public sector whose role is essential to the well-being of the community, and whose profession is included within the groups eligible as defined by the Department of Communities and Local Government.

**Landscaping:** The treatment of private and public space to enhance or protect the site’s amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.

**Large Residential Development Sites:** sites that will accommodate more than 200 dwellings.

**Large-scale Hotel:** A hotel constituting Major Development i.e. 30 bed spaces or more.

**Leaside:** The Leaside area within Tower Hamlets, and covered by the Leaside Area Action Plan. The 321 hectare area of land lies on the eastern boundary of the Borough, bounded by the River Lea to the east, Rothbury Road to the north and East India Dock to the south.

**Legibility:** The degree to which a place can be easily understood and traversed. Ensuring legibility within an environment helps to create a clear image for a place.

**Lifetime Homes:** As defined in the London Plan.

**Light Industrial:** Uses within the B1(c) use class. These are Industrial uses with minimal impacts and which are generally suitable in residential areas.

**Linear View:** A Strategic View designated by the London Plan to protect the visibility of key landmarks that are currently enjoyed through narrow gaps between buildings or landscaping.

**Listed Building:** Means a building included in the list administered by the Department for Culture, Media and Sport, under the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Liveability:** Those qualities of urban life and social amenity that are represented by income, employment, education, housing, accessibility, community and health.

**Local Development Documents:** These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the
statutory development plan). Local Development Documents collectively deliver the spatial planning strategy for the local planning authority's area.

**Local Development Framework (LDF):** The Local Development Framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. An LDF is comprised of:

- Development Plan Documents (which form part of the statutory development plan);
- Supplementary Planning Documents;
- the Statement of Community Involvement;
- the Local Development Scheme;
- the Annual Monitoring Report; and
- any Local Development Orders or Simplified Planning Zones that may have been added.

**Local Development Scheme (LDS):** The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with the Government and reviewed every year.

**Local Distinctiveness:** The positive features of a place and its communities which contribute to its special character and sense of place.

**Local Implementation Plan:** A statutory transport plan produced by the Council, which brings together transport proposals to implement the Mayor of London’s Transport Strategy at the local level, and includes an annual bid for Supplementary Grant from the Government.

**Local Industrial Location:** An area or site identified as being important to local employment and required for the reservoir of industrial employment land, to be safeguarded for industrial employment uses. Local Industrial Locations are identified on the Proposals Map.

**Local Nature Reserves:** Places with wildlife or geological features that are of special local interest or significance. They offer opportunities for the study and/or the enjoyment of nature.

**Local Strategic Partnership:** An overall partnership of people that brings together organisations from the public, private, community and voluntary sectors within a local authority area, with the objective of improving people’s quality of life.

**Local Transport Plan:** A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Local transport plans should
be consistent with the policies and priorities set out in the Regional Transport Strategy as an integral part of the Regional Spatial Strategy.

**London Panorama:** A Strategic View designated by the London Plan to protect broad prospects from elevated public spaces, within which key landmarks are visible.

**London Plan:** The Mayor of London is responsible for producing a new planning strategy for London. This replaces the previous strategic planning guidance for London (known as RPG3), issued by the Secretary of State. The London Plan is the name given to the Mayor’s spatial development strategy.

**London Square:** Squares protected under the terms of the London Squares Preservation Act, 1931.

**Low Cost Home Ownership:** A form of market housing available for outright purchase that is considered as an intermediate form of affordable housing, subject to it meeting the criterion within the intermediate housing definition.

**Major Development:** Is –

- a) residential development involving the construction of 10 or more dwellings;
- b) retail development of 2,500m² of gross floor space or more;
- c) office development of 1,000m² of gross floor space or more;
- d) hotel development having 30 bed spaces or more;
- e) all development designed to be used wholly or mainly for the purpose of treating, storing, processing or disposing of refuse or waste materials;
- f) other development with a gross floor space of 1,000m² or more (includes e.g. serviced apartments, conference centres and tourist facilities); or
- g) where the site area is 1 hectare or more.

**Major Centre:** Important shopping and service centres, with a mix of both comparison and convenience shopping. They usually have at least 50,000m² of retail floor space and may have a specialist role. With sizeable catchment areas, established cultural and entertainment facilities keep them lively in the evenings.

**Managed Workspace:** Workspace that includes additional facilities and services within the set rental level and typically includes reception facilities and shared meeting rooms. These are generally offered on flexible occupancy terms.
Market Housing: Includes all housing that is not affected by rent caps or limits in rental or sale price for the purpose of providing affordable housing. May also be referred to as market ‘dwellings’ or private for sale housing.

Material Considerations: A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.

Master Plan: A plan showing the long-term development objectives and outcomes for an area.

Metropolitan Open Land (MOL): Open land of regional or metropolitan strategic importance that provides a clear break from the built up and the urban fabric areas. Metropolitan Open Land may also include open air facilities for leisure, recreation, sport, arts and cultural activities.

Microclimate: The climate of a small geographic area.

Minor Development: Is development being:

a) a change of use which:
   i) does not concern a major development; and
   ii) either does not involve building or engineering work, or the building and engineering work would be permitted development were it not for the fact the development involved a change of use;

b) householder development; or

c) alterations to a building which does not involve an increase in the gross floor area of the building.

Mixed-uses: A mix of two or more complementary or supporting uses on a site, within the same building, or within a particular area. ‘Horizontal’ mixed-uses are side by side, usually in different buildings, e.g. residential use and office use in adjacent buildings on a site. ‘Vertical’ mixed-uses are on different floors of the same building, e.g. residential units with separate access above shops/restaurants. Uses ancillary to a main use are not considered ‘mixed-use’.

Monitoring: A process by which the use or effectiveness of policies can be measured.

Move-On Space: See small offices/workspaces.

Natural Surveillance: The discouragement of wrong-doing by the presence of passers-by or the ability of people to be seen out of surrounding windows.

Nature Conservation: The protection, management and promotion of
wildlife and natural habitats for the benefit of wild species as well as the communities that use and enjoy them.

**Neighbourhood Centre**: Provide a variety of convenience shops, a proportion of comparison shops, and a number of shops providing essential local services. They have an important role in addressing the problems of areas lacking accessible retail and other services.

**Non-renewable Energy**: An energy resource that is not replaced or is replaced only very slowly by natural processes, such as fossil fuels including oil, natural gas, and coal.

**Offices**: See major development and small offices/workspaces.

**Open Space**: All land-use in the Borough that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers the broad range of open space types within the Borough, whether in public or private ownership and whether public access is unrestricted, partially restricted or restricted. Open space includes, but it is not limited to, green spaces such as Metropolitan Open Land, Green Chains, parks, allotments, commons, woodlands, natural habitats, recreation grounds, playing fields, burial grounds, amenity space, children’s play areas, and hard surface spaces such as playgrounds, squares or piazzas.

**Opportunity Areas**: As identified in the London Plan.

**Overlooking**: The effect when a development or building affords an outlook over adjoining land or property causing loss of privacy.

**Overshadowing**: The effect of a development or building on the amount of natural light presently enjoyed by a neighbouring property, resulting in a shadow being cast over that neighbouring property.

**Passive Solar Design**: Uses the structural elements of a building for heating and ventilation, which requires careful consideration of the local climate and solar energy resource, building orientation and landscape features.

**Permeability**: The degree to which an area has a variety of pleasant, convenient and safe routes through it.

**Permitted Development Rights**: Development, which by virtue of the General Permitted Development Order (GPDO) does not require planning permission.

**Planning and Compulsory Purchase Act (2004)**: The Act builds upon the Town and Country Planning Act 1990 and brings significant changes to the planning system, bringing into force a plan-led system. The Planning and Compulsory Purchase Act 2004 introduces a statutory system for regional planning, a new system for local planning, and reforms to development control.
Planning Brief: A document (usually a supplementary planning document) setting out planning principles to be considered in the preparation of development proposals for a particular site or collection of sites.

Planning Obligations: Are private agreements, as authorised under Section 106 of the Town and Country Planning Act 1990 (as amended), negotiated, usually in the context of planning applications, between local planning authorities and persons with an interest in a piece of land, and intended to make acceptable, development which would otherwise be unacceptable in planning terms.

Planning Permission: Formal approval given by a local planning authority for Development requiring planning permission, usually valid for a set period of years, in which details are reserved for subsequent approval.

Pocket Parks: Small-scale less formal parks usually containing facilities for local use.

Primary (Shopping) Frontage: That area of a town centre that is generally the busiest, and contains a high proportion of retail uses and major multiples. These are primarily in use Class A1 (See also Secondary Shopping Frontage).

Private Open Space: Open space that is usually privately owned and is not usually accessible by members of the public.

Precautionary Principle: The principle that, where there are threats of serious or irreversible environmental damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation.

Preferred Office Locations: Preferred Office Locations within Tower Hamlets include Aldgate, Tower Gateway, the western part of St Katharine Docks, the Bishopsgate Corridor, and the Isle of Dogs Major Centre. Within Preferred Office Locations, major office development should be the focus, with other uses supporting major office development such as gyms, restaurants and retail uses helping to achieve a sustainable office environment. Preferred Office Locations are not appropriate locations for housing.

Protected Species: Plants and animal species afforded protection under certain Acts of Law and Regulations.

Public Art: Permanent or temporary physical works of art visible to the general public, whether part of the building or free-standing: can include sculpture, lighting effects, street furniture, paving, railings and signs.

Public Open Space (POS): Parks and similar land for public use, whether provided by the Council or privately where access for the public is secured by
virtue of legal constraints and formal arrangements.

**Public Realm:** The space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.

**Public Transport Accessibility Level (PTAL):** As defined in the London Plan.

**Public Utilities:** Includes tidal and flood defences; waste disposal; the sewage network; electricity supply; gas supply; the emergency services and police; and other public services.

**Purpose Built Student Housing:** This includes specific housing that is provided on the basis that any individual living there is a member of a specific educational institution.

**Qualitative Visual Assessment:** The primary tool for the management of strategic views designated by the London Plan, which involves the informed assessment of the changes that would arise from a proposed development. The methodology for Qualitative Visual Assessment is contained within the London View Management Framework Supplementary Planning Guidance.

**Regeneration:** The economic, social and environmental renewal and improvement of rural and urban areas.

**Renewable Energy:** The energy flows that occur naturally and repeatedly in the environment, including energy from the sun, the wind, the oceans and fall of waters, geothermal energy and plant material.

**Residential Use:** A form of accommodation which is occupied, or let to be occupied, for 90 days or more.

**Retail Need:** The ‘need’ for a proposed retail development must be demonstrated by the applicant as part of the development control process. In order to ascertain this ‘need’ there are a number of factors that should be considered, including geographical factors, range of services, impacts on other centres, capacity (in physical terms) and demand (in terms of available expenditure).

**River Prospect:** A Strategic Views alongside or crossing the River Thames which afford a wide range of short and longer distance visual experiences that include many of the most memorable views of the city.

**Scale:** The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions of a building, which give it its sense of scale; at other times it is the size of the elements and the way they are combined. The concept is a difficult one and often the word is used simply to mean 'size'.
Secondary (shopping) Frontage: That part of a town centre outside the Primary Frontage area, usually on the fringe, where units are generally smaller and there is a higher proportion of non-retail uses. These areas provide a greater opportunity for diversity. (Also see Primary Shopping Frontage).

Secured by Design: A police initiative to encourage the adoption of crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.

Sequential Approach: In assessing the appropriateness of new development involving retail or town centre uses, a Sequential Test is applied. The first preference should be to locate within existing town centres and only when town centre sites are not available should edge of centre sites be considered. It is only after the consideration of these locations that out-of-centre locations should be considered, provided that these are readily accessible by a choice of means of transport, including public transport. This is explained in detail in the Retail Chapter.

Serviced apartments: A form of short-term accommodation which is secured by a licence and not a lease, and which is provided with services such as room service and cleaning.

Short-term Accommodation: A form of accommodation which is let for less than 90 days.

Site of Interest for Nature Conservation (SINC): Local landscape features, both in built-up areas and on open land, that are affected by development and will promote conservation and enhancement.

Site of Metropolitan Importance for Nature Conservation: Area identified by the London Ecology Unit as of metropolitan significance for nature conservation.

Site Specific Allocations: See Development Site.

Skillsmatch: A Council scheme whereby the Council acts as a broker between local job seekers and employers with job vacancies.

Small and Medium Sized Enterprises (SME): Businesses with less than 250 employees (medium), and less than 50 employees (small).

Small Offices/Workspaces: Employment space for businesses of up to 500m², and move-on space for businesses of up to 1,000m². Move-on space is space for businesses that are growing or expanding. This may include a grouping of employment spaces such as managed workspace.

Small-scale Hotel: A hotel with less than 30 bed spaces.
Social and Community Facility: Includes, but is not limited to, educational establishments, including: higher education, places of worship, youth and community centres/halls, doctors and dentists surgeries, health centres, sports facilities, libraries, Idea Stores, cemeteries, children’s play and recreation facilities and services for young people.

Social Impacts: The social effects of a proposal to its surrounding area, such as the effects on education, transport safety and community facilities, as well as aesthetic effects.

Social Rented: Type of affordable housing that covers local authority, housing associations and co-operative tenants, whose rents are no greater than target rents as set by the Government (DCLG).

Spatial Development Strategy: See the London Plan.

Spatial Planning: Spatial planning goes beyond traditional land-use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. Spatial plans will include policies which can impact on land-use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means.

Statement of Community Involvement (SCI): Sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of Local Development Frameworks.

Strategic Industrial Location: An area of concentrated industrial employment use where the Council supports the retention and redevelopment of industry, as identified on the Proposals Map.

Strategic Environmental Assessment (SEA): A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European ‘SEA Directive’ (2001/42/EC) requires a formal ‘environmental assessment of certain plans and programmes, including those in the field of planning and land-use’.

Strategic Views: The 26 designated views identified in the London Plan.

Strategic Walkways: The Strategic River Walkway and paths along Green Chains within Tower Hamlets, as identified on the Proposals Map.

Sui Generis: Uses of land or buildings which do not fall into any of the use classes defined within the Town and Country Planning (Use Classes) Order 1987, as amended.
**Supplementary Planning Document:** A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

**Supported Housing:** Accommodation in which an individual receives support to enable them to live independently in the community and is usually linked to the provision of housing for specific client groups.

**Sustainability Appraisal:** An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

**Sustainable Development:** Development that seeks to meet the needs of the present generation without compromising the ability of future generations to meet their own needs (Brundtland Report: Our Common Future, 1987). The Brundtland report highlighted three fundamental components to sustainable development: environmental protection, economic growth and social equity. Sustainable development, therefore, occurs when we find the means to equally and simultaneously address economic development with environmental protection, while also insuring that the most disadvantaged people in our society are provided the ability to improve their quality of life.

**Sustainable Urban Drainage Systems:** Physical structures designed to receive surface water runoff in order to reduce the negative impact of development on the water environment. They can usually be incorporated into the planted or paved area of the development.

**Tall Building/s:** Buildings or structures generally exceeding 30m in height, or which are significantly higher than the surrounding buildings (usually 2 or more storeys higher), dependent on the scale of existing development and the character of the area.

**Telecommunication Equipment:** Includes radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires.

**Thames Policy Area:** The area covering the Thames River and its foreshore as identified on the Proposals Map.

**Tourist/Entertainment Uses:** Includes, but is not limited to uses such as art galleries, cinemas, concert halls and theatres.

**Tourist Focus Areas:** Areas identified for promotion and protection of facilities relating to tourism and where local communities can be protected from their adverse impact.

**Tower Gateway:** The area that borders Tower Hamlets and the City of London around the Tower Gateway Docklands Light Railway Station and the Tower Hill London underground station.
**Tower Hamlets Cycle Network**: An integrated network of both on and off road routes to facilitate an easier and safer journey for cyclists. The Tower Hamlets Cycle Network incorporates the Strategic Cycle Route, the London Cycle Network Plus and the Proposed Cycle Network, as identified on the Proposals Map.

**Town Centre**: Important shopping and service centres, including primary and secondary shopping frontages. In Tower Hamlets they include Major, District and Neighbourhood Centres, the extent of which are defined on the Proposals Map.

**Town Centre Hierarchy**: Hierarchy of Major, District and Neighbourhood Centres within the Borough, as designated on the Proposals Map and listed in Schedule 4: Town Centre Hierarchy.

**Town Centre (Related) Uses**: Uses including retail (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices, both commercial and those of public bodies; and arts, culture and tourism (theatres, museums, galleries and concert halls, hotels, and conference facilities).

**Townscape View**: A Strategic View which focuses on architecturally and culturally important groups of buildings which can be enjoyed from well-managed public spaces.

**Travel Plan**: A strategy for managing multi-modal access to a particular site or development. Primarily, a travel plan focuses on promoting access by sustainable modes over a phased period.

**Transport Assessment**: A detailed statement outlining the transport impacts of major development, taking into account effects on traffic from public transport capacity.

**Tree Preservation Order (TPO)**: A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

**Use Classes Order**: The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning Permission is not needed for changes of use within the same use class.

**Viability**: In relation to a town centre, being capable of success or continuing effectiveness.

**Vitality**: In terms of retailing, the capacity of a centre to grow or develop.
Waste: Waste is any material or object that is no longer wanted and which requires disposal. If a material or object is reusable, it is still classed as waste if it has first been discarded.

Windfall Site: Any site providing housing which has not been allocated for housing within the Local Development Framework.

Workspace: Employment space e.g. workshops or offices. See also Affordable Workspace, Flexible Workspace, Managed Workspace and Small Workspace.

World Heritage Site: The Tower of London and Maritime Greenwich (part of) are designated World Heritage Sites. World Heritage Sites form part of the cultural and natural heritage which the World Heritage Committee considers as having outstanding universal value.
Planning Standard 1: Noise

PS1.0 Noise is the most urban of forms of pollution. The most significant noise pollution comes from various forms of transport—road, rail and air. In Tower Hamlets, construction activity is another major source of noise pollution. There are three approaches possible to controlling the source of, or exposure to, noise:

1. Engineering - reduction of noise at source, improving sound insulation of sensitive buildings and screening by purpose built barriers.
2. Lay-out - adequate distance between source and noise-sensitive building or area; screening by natural barriers, other buildings, or non-critical rooms in a building.
3. Administrative - limiting operation time of source, restricting activities allowed on the site, specifying an acceptable noise limit. Several of these measures may be incorporated into the design of a development proposal. Where development is likely to be affected by, or give rise to, high noise levels, applicants are advised to seek the advice of Environment Health Officers or those with similar expertise. Further guidance can be found in Department of the Environment: Planning Policy Guidance Note: Planning and Noise, the Control of Pollution Act 1974 (S60-61) and the Environmental Protection Act 1990.

General Principles

PS1.1 When considering applications for development that will be exposed to an existing noise source, the Council will take account both of noise exposure at the time of the application and of any increase that may reasonably be expected in the foreseeable future.

PS1.2 In the case of applications involving noise sensitive developments, the Council will require an applicant to include information about the noise impact of development, or the assessed effect of an existing noise source upon the development proposed.

PS1.3 Where an Environmental Impact Assessment is required for a proposed development this will be required to include the likely effects of noise as one of the considerations.

PS1.4 The Council will use planning conditions and enter into planning obligations under Section 106 of the Town and Country Planning Act 1990 (as modified by Section 12 of the Planning and Compensation Act 1991) to control noise levels where they are necessary to the granting of planning permission.
Noise Exposure Categories

PS1.5 When assessing a proposal for a new, noise sensitive, development near a noise source, it will be considered against the following four noise exposure categories:

- **Noise exposure category A** - for proposals in this category noise will not normally be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level.

- **Noise exposure category B** - for proposals in this category noise will increasingly be taken into account when determining planning applications and noise control measures will normally be required.

- **Noise exposure category C** - for proposals in this category there is a strong presumption against granting planning permission. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions will normally be imposed to ensure an adequate level of insulation against external noise.

- **Noise exposure category D** - for proposals in this category planning permission will normally be refused.

PS1.6 Recommended limits for each of the noise exposure categories for dwellings and schools exposed to noise from road, air, and rail traffic, and mixed sources are given in Tables 1 and 2 below. The noise exposure categories will not be used for assessing industrial noise because the nature of the noise may necessitate individual assessment; British Standard BS4142/1990 will be applied in these cases. However, at a mixed noise site, when industrial noise is present but not dominant, its contribution will be included in the noise level used to establish the appropriate noise exposure category.

PS1.7 Many other types of building, such as offices, contain noise sensitive rooms. However, because of the diverse activities that take place in these buildings, it is not feasible to use noise exposure categories which determine the need for sound protecting measure for the whole building. Instead, the Council will ensure that sound protection measures are appropriate for the expected use of noise sensitive rooms.

PS1.8 Values in the following Tables refer to noise levels measured at least 10m away from any buildings and 1.2m to 1.5m above the ground. Levels will be rounded to the nearest whole number of decibels. Levels of noise from road and rail traffic are often specified at one metre from a façade, and these façade levels should be assumed to be 3 dB(A) higher than levels measured away from any buildings. For aircraft, noise levels refer to contour values.
PS1.9  Stricter standards than those given below may be required where a new noise source is to be introduced into a location. In such situations individual assessments of both source(s) and receiver(s) will be needed to ascertain appropriate standards, (see note 5 to Table 1).

Table PS1: Noise Exposure Categories for Dwellings - LaeqTdB

<table>
<thead>
<tr>
<th>Noise Source</th>
<th>A</th>
<th>B (07.00-23.00)</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road traffic</td>
<td>&lt;55</td>
<td>(07.00-23.00)</td>
<td>&lt;55</td>
<td>55-63</td>
</tr>
<tr>
<td>Air traffic*</td>
<td>&lt;57</td>
<td>(07.00-23.00)</td>
<td>&lt;57</td>
<td>57-66</td>
</tr>
<tr>
<td>Rail traffic</td>
<td>&lt;55</td>
<td>(07.00-23.00)</td>
<td>&lt;55</td>
<td>55-65</td>
</tr>
<tr>
<td>Mixed sources</td>
<td>&lt;55</td>
<td>(07.00-23.00)</td>
<td>&lt;55</td>
<td>55-63</td>
</tr>
<tr>
<td>All sources**</td>
<td>&lt;42</td>
<td>(23.00-07.00)</td>
<td>&lt;42</td>
<td>42-57</td>
</tr>
</tbody>
</table>

Notes
1. *These values accord with the contour levels adopted by the Department of Transport
2. **‘all sources’ covers transportation and mixed noise sources.
3. Developments proposed in areas where any regular noise event exceeds an Laeq, 1s of 82 dB in the night period should be treated as being in noise exposure category C (unless already in category D). Developments proposed in areas that are at the boundary zones defined by exposure categories B and C should be taken to be in higher category.
4. For road traffic noise LAeq, 16h^LA10, 18h – 2dB For military aircraft Laeq, 16h^Laeq, 12h – 1dB
5. For noise-generative developments, the appropriate standards such as BS 4142/1990 or the Council’s own guidelines will be applied to assess the impact on existing buildings or amenities. The Council is developing suitable guidelines for a number of noise sources in the form of Codes of Practice as required by the Council’s Environment Protection Strategy.
**Table PS2: Noise Exposure Categories for Schools, Hospitals and other Noise Sensitive Non-residential uses – Laeq, T (T+SCHOOL-DAY)**

<table>
<thead>
<tr>
<th>Noise Source</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Sources*</td>
<td>&lt;52</td>
<td>52-57</td>
<td>57-71</td>
<td>&gt;71</td>
</tr>
</tbody>
</table>

* For air traffic, the Council will keep in mind the levels recommended for dwellings, and will have regard to the likely pattern of aircraft movements at the aerodrome in question which could cause noise exposure during normal school hours/days to be significantly higher or lower than shown in average noise contours.

**Industrial and Commercial Development**

PS1.10 Acceptability will be based on the need to avoid any increase in ambient noise levels affecting residential or other sensitive uses. British Standard BS4142/1990 is the Council’s Guideline for determining whether or not development is acceptable.

**Mixed Sources**

PS1.11 When assessing applications for noise sensitive development on a site exposed to noise from a mixture of sources (eg road and rail traffic), the assessment will be based on the dominant source; where there is no dominant source the assessment will be based on the overall sound level and the noise exposure categories for mixed sources given in Table 1.

**Construction Noise**

PS1.12 See the Council’s policy statement – Construction Code of Practice.

**Vibration**

PS1.13 Vibration to which people might normally be exposed to in homes and offices, emitted from external sources, should not exceed vibration levels indicated in BS 6472 "Evaluation of Human Exposure to Vibration in Buildings" 1984. During construction or demolition activities vibration levels should not exceed 1.0 mms ppv in residential properties and 3.00 mms ppr in commercial properties.
Planning Standard 2: Residential Waste Refuse and Recycling Provision

Capacity Guidelines

PS2.0 The Council operates a weekly collection of refuse and recyclables as standard. New and converted multi-occupancy dwellings must have sufficient storage capacity to allow for all materials for a minimum of eight days worth of waste. Table 1 sets out suggested minimum capacity required for all three waste streams. This is general guidance and requirements may vary.

Table PS3: Capacity Guidelines

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Suggested minimum capacity per week (litres)</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Refuse</td>
<td>Dry recyclables (co-mingled)</td>
<td>Compostable waste</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Without garden</td>
</tr>
<tr>
<td>1</td>
<td>100</td>
<td>40</td>
<td>20</td>
</tr>
<tr>
<td>2</td>
<td>120</td>
<td>60</td>
<td>20</td>
</tr>
<tr>
<td>3-4</td>
<td>180</td>
<td>80</td>
<td>30</td>
</tr>
<tr>
<td>5-6</td>
<td>240</td>
<td>100</td>
<td>40</td>
</tr>
</tbody>
</table>

Containers

PS2.1 The Council has no statutory duty to supply containers for the storage of waste. It is Council policy not to supply refuse containers to any properties. In the case of recyclable and compostable materials the Council will supply containers to individual houses for the sake of standardisation and to encourage recycling. However, in the case of new multi-occupancy properties it is the responsibility of the developer or managing agent to provide all collection containers for all waste streams.

Multi-Occupancy Properties

PS2.2 Wheeled bins supplied by developers/managing agents must be of a standard construction, compliant with the British Standard for Mobile Waste Containers, BS EN 840. Waste Management can advise on suitability of containers and suppliers. Underground systems must be compliant with the Council’s collection vehicle and proposals should be discussed with Waste Management at an early stage.
PS2.3 At present, the following types of system are acceptable for the storage of refuse, recyclables and compostable waste at new developments:

- Wheeled Eurobins from 240 to 1280 litres capacity
- Wheeled Chamberlain containers
- Underground systems.

**Table PS4: Dimensions of Standard Wheeled Bin and Paladin Containers**

<table>
<thead>
<tr>
<th>Type</th>
<th>Capacity (l)</th>
<th>Height (mm)</th>
<th>Width (mm)</th>
<th>Depth (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eurobin</td>
<td>240</td>
<td>1070</td>
<td>580</td>
<td>740</td>
</tr>
<tr>
<td>Eurobin</td>
<td>360</td>
<td>1100</td>
<td>630</td>
<td>860</td>
</tr>
<tr>
<td>Eurobin</td>
<td>770</td>
<td>1400</td>
<td>790</td>
<td>1240</td>
</tr>
<tr>
<td>Eurobin</td>
<td>1100</td>
<td>1370</td>
<td>1260</td>
<td>985</td>
</tr>
<tr>
<td>Eurobin</td>
<td>1280</td>
<td>1430</td>
<td>1270</td>
<td>990</td>
</tr>
<tr>
<td>Chamberlain</td>
<td>720</td>
<td>1410</td>
<td>1010</td>
<td>765</td>
</tr>
<tr>
<td>Chamberlain</td>
<td>940</td>
<td>1410</td>
<td>1010</td>
<td>950</td>
</tr>
</tbody>
</table>

NB – sizes are approximate and vary according to manufacturer

Detached, semi-detached and end of terrace houses with side or rear access

PS2.4 Proposals for these housing types must include unobtrusive areas suitable for housing three wheeled bins: 1 x 240 litres and 2 x 140 litres. Such areas must be convenient for use by residents with easy access to the curtilage. The need to manoeuvre the bins up or down steps to the curtilage should be avoided if at all possible. If it cannot be avoided, there should be no more than 3 steps of minimum 715mm width with risers of 190mm maximum. There will be no specific need for screening unless the storage area is prominent in views from the road, a footpath or other public vantage point.
Mid-terrace houses and other property without side or rear access

PS2.5 Proposals for properties without convenient side or rear access direct to the public highway must include an enclosed or screened bin storage area on the frontage of the property able to accommodate three wheeled bins: 1 x 240 litres and 2 x 140 litres. There must be at least 150mm clearance around each bin and the enclosure must be of a minimum height of 1200mm.

**Container Storage – Design and Access**

PS2.6 Bin storage areas must be within 10 metres wheeling distance of the collection point. The paths between the storage facility and the collection point must be a minimum width of 1.5 metres, be free from kerbs or steps, have a solid foundation and be suitably paved with a smooth continuous finish. The ground should preferably be level and, in any case, must not have a gradient greater than 1 in 20 towards the vehicle.

PS2.7 Doors to bin stores must be fitted with stays or catches so that they can be locked in a fully open position. If bin stores are fitted with locks, then these should be standard FB1 or FB2 Fire Brigade locks. If other locking arrangements are installed, four sets of keys or fobs (and replacement sets as required) must be supplied to the Waste Management section at no cost. When above ground level, bin stores must be close to lifts for easy and safe emptying.

**Communal Storage Facilities**

PS2.8 All storage chambers/housings and chute systems should be constructed to BS 5906 (1980) and conform to Building Regulations 2000, Part H6. In addition, enclosed bin stores must have internal lighting and there must be enough space and a wide enough doorway for operatives to easily manoeuvre the containers in and out. Access must be step-free. If chutes are being used with more than one container at the bottom then the termination should be by a bifurcated baffle plate or by a swivel chute end.

PS2.9 The facilities must be located at ground level and be easily accessible for all residents including residents with disabilities or mobility difficulties. They must be positioned so that disturbance to residents or neighbours is kept to a minimum. These must be provided off street and should be unobtrusive to neighbouring development. Signage must be provided on or adjacent to the doors of bin stores.

PS2.10 If waste storage containers are proposed at basement area a written statement must be attached to the Planning Application describing the proposed method for transporting the containers to ground level.
PS2.11 Where chute systems are proposed for refuse, provision for collecting recyclables and compostable material must also be by chute system, or by the use of bin stores on each landing.

**Bulky Items**

PS2.12 Applicants are encouraged to consider the appropriate location for storage or discarded bulky items of furniture or electrical items in the design of new development. In developments of 50 or more units, it may be appropriate to provide covered accommodation for the storage of these items.

PS2.13 Where storage of bulky items is provided, it must be conveniently located at ground level throughout the development, on the basis of one store for every 50-75 units. Each store should be approximately seven square metres in floor area to normal storey height and fitted with double doors giving a clear opening of 1830mm and a height of 1830mm. Vehicle access for 7.5t caged or box vans must be provided directly to the storage area. These stores should have internal lighting and stays or catches to enable the doors to be locked in a fully open position.

**Access for collection vehicles and operatives**

PS2.14 Developers should ensure, in particular, that roads have suitable foundations and surfaces to withstand the maximum payload of vehicles (currently 30 tonnes). Manhole covers, gratings etc. located on the highway must also be strong enough to withstand this weight.

PS2.15 Vehicles should not be expected to reverse. If this is unavoidable, then the maximum reversing distance should be 20m. A safe stopping bay or equivalent should be provided with sufficient turning area and manoeuvring space for the collection vehicle (which may be a six-wheeled HGV) as specified by the Freight Transport Association’s publication ‘Designing for Deliveries’.

**Internal storage requirements**

PS2.16 All new multi-occupancy properties (including flats, maisonettes and conversions) and any mid-terrace dwelling should be provided with two internal storage bins per dwelling, each with a minimum capacity of 40 litres.

PS2.17 All bins should be in a dedicated, suitably screened position (not to be used for any other purpose than storing the bins) within the structure of the building, preferably within the kitchen. Within this dedicated storage unit there must also be sufficient room for a 30 litre container for compostable waste. The Council will supply this latter container.
PS2.18 Other property types must have sufficient internal storage space, preferably within the kitchen, for three containers as detailed above.

Compliance and maintenance of facilities

PS2.19 The Council’s Waste Management department must be notified of the date of first occupancy.

PS2.20 The maintenance of bin stores, chute systems, containers, underground systems, paths and roadways is the responsibility of the managing agent, residents’ board or equivalent, with the exception of containers owned by the Council.

Further information

PS2.21 Early discussion with the Council’s Waste Management department is recommended. For further information please contact the Council’s Waste Management department or Strategic Planning Team on 020 7364 5000.
## Planning Standard 3: Parking

### Table PSS: Parking Space Required Levels and Dimensions

<table>
<thead>
<tr>
<th>Type of Space</th>
<th>Required Parking Level*</th>
<th>Dimensions/ Broad Specifications</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessible Car Parking Spaces</td>
<td>Disabled Parking should be provided at or above the <em>minimum</em> standards in Table 2 below.</td>
<td>Adjacent or within easy reach of the main entrance, and in accordance BS8300, 2001 and Building Regulation, Part M specifications.</td>
</tr>
<tr>
<td></td>
<td>Exceptions:</td>
<td></td>
</tr>
<tr>
<td>Car Parking Spaces</td>
<td>General car parking should be provided at or below the <em>maximum</em> standards in Table 3 opposite.</td>
<td>4.8 x 2.4 metres (minimum)</td>
</tr>
<tr>
<td>Cycle Parking</td>
<td>Cycle parking at or above minimum standards in Table 3 below. A minimum 2 cycle parking should be provided.</td>
<td>Cycle parking stands should be 1.2 x 0.7 metres</td>
</tr>
<tr>
<td>Motorcycle Parking</td>
<td>Motorcycle parking should be provided and included as part of the maximum car parking provision in Table 3 below. (1 car parking = 5 motorcycle parking spaces)</td>
<td>Marked bays of 2 metres x 1 metre.</td>
</tr>
<tr>
<td>Heavy Goods Vehicles/ Lorries</td>
<td><em>Indicative standards</em> with appropriate level to be determined case by case on the basis of a Transport Assessment</td>
<td>Marked bays 15 metres x 3 metres for non articulated vehicles.</td>
</tr>
<tr>
<td>Coaches</td>
<td><em>Indicative standards</em> with appropriate level to be determined case by case on the basis of a Transport Assessment</td>
<td>Marked bays 12 metres x 3 metres.</td>
</tr>
<tr>
<td>Taxis</td>
<td><em>Indicative standards</em> with appropriate level to be determined case by case on the basis of a Transport Assessment</td>
<td><em>Taxi ranks at major interchanges best practice and guidelines</em></td>
</tr>
</tbody>
</table>

### Table PS6: Accessible Car Parking Spaces

<table>
<thead>
<tr>
<th>Car Parking Levels</th>
<th>Minimum requirements for accessible Parking spaces for People with disabilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development with on-site car parking</td>
<td>2 spaces or 10% of the total parking, whichever is greater, should be provided on site. The need for additional spaces</td>
</tr>
<tr>
<td>Development without on-site car parking / Car free development</td>
<td>1 space should be provided on site Where site constraints mean provision is unfeasible or not safe, applicants will be required to demonstrate where a person with a disability can park to use the development with ease</td>
</tr>
</tbody>
</table>
### Table PS7: Car/ Motorcycle, Cycle and Other Parking Standards

<table>
<thead>
<tr>
<th>Land-use</th>
<th>MAXIMUM Car*/ Motorcycle Parking **</th>
<th>MINIMUM Cycle Parking (Minimum 2 spaces)</th>
<th>Other parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A1 Retail Uses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A1 Shops (Non Food/ Non warehouse)</td>
<td>No car parking</td>
<td>1 / 125 sq m</td>
<td></td>
</tr>
<tr>
<td>A1 Smaller food store (up to 500m2 gfa*)</td>
<td>No car parking</td>
<td>1 / 125 sq m</td>
<td></td>
</tr>
<tr>
<td><strong>Food Supermarket (over 500m2 gfa)</strong></td>
<td>No customer car parking - only considered if supported by TA showing that existing spaces, walking, cycling, public transport and home delivery cannot cater for demand, and a travel plan can be secured.</td>
<td>1 / 125 sq m</td>
<td>Service parking is required above 1000 sq m and a servicing agreement is secured as part of a Travel Plan</td>
</tr>
<tr>
<td>A1 Non Food Warehouse</td>
<td>No customer car parking</td>
<td>1 / 300 sq m</td>
<td>One pick-up/ set-down bay required above 1000 sq m, with any departure justified by Transport Assessment.</td>
</tr>
<tr>
<td><strong>Garden Centre</strong></td>
<td>No customer car parking</td>
<td>1 / 300 sq m</td>
<td></td>
</tr>
<tr>
<td><strong>Shopping Mall</strong></td>
<td>No customer car parking - only considered if supported by TA showing that existing spaces, walking, cycling, public transport and home delivery cannot cater for demand, and a travel plan can be secured.</td>
<td>1 / 75 sq m</td>
<td></td>
</tr>
<tr>
<td><strong>A2 Financial and Professional Services</strong></td>
<td></td>
<td></td>
<td>Service parking is required above 1000 sq m and a servicing agreement is secured as part of a Travel Plan</td>
</tr>
<tr>
<td>Financial and Professional Services (A2)</td>
<td>No parking</td>
<td>1 / 125 sq m</td>
<td></td>
</tr>
<tr>
<td>Land-use</td>
<td>MAXIMUM Car*/ Motorcycle Parking **</td>
<td>MINIMUM Cycle Parking (Minimum 2 spaces)</td>
<td>Other parking</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>-------------------------------------</td>
<td>------------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>A3 Restaurants, Cafes and Drinking Establishments</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurants and Cafes (A3)</td>
<td>No parking</td>
<td>1/20 staff for staff and 1/20 seats for visitors</td>
<td>Service parking is required above 1000 sq m and a servicing agreement is secured as part of a Travel Plan</td>
</tr>
<tr>
<td>Drinking Establishments (A4)</td>
<td>No parking</td>
<td>1/100 sq m</td>
<td></td>
</tr>
<tr>
<td>Hot Food Takeaways (A5)</td>
<td>No parking</td>
<td>1/50 sq m</td>
<td></td>
</tr>
<tr>
<td>B1: Business Uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business offices (B1) Unit sizes less than 1000m2 gfa</td>
<td>No parking</td>
<td>1/250 sq m</td>
<td></td>
</tr>
<tr>
<td>Office and Light industrial (B1/ B1c) Over 1000 m2 gfa</td>
<td>1 space per 1250m2 gfa</td>
<td>1/250 sq m</td>
<td>Servicing parking is required above 1250 sq m and a servicing agreement is secured as part of a Travel Plan</td>
</tr>
<tr>
<td>B2: General Industrial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial (B2)</td>
<td>1 space per 1250 m2 gfa</td>
<td>1/250 sq m</td>
<td>1 lorry/ HGV space per 1250m2 gfa with additional lorry/ HGV spaces based on a Transport Assessment</td>
</tr>
<tr>
<td>Land-use</td>
<td>MAXIMUM Car*/ Motorcycle Parking **</td>
<td>MINIMUM Cycle Parking (Minimum 2 spaces)</td>
<td>Other parking</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>------------------------------------</td>
<td>------------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td><strong>B8: Storage and Distribution</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage and Distribution (B8)</td>
<td>1 space per 1250 m2 gfa</td>
<td>1/250 sq m</td>
<td>1 lorry/ HGV space per 1250m2 gfa with additional lorry/ HGV spaces based on a Transport Assessment</td>
</tr>
<tr>
<td><strong>C1: Hotels</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotels/Hotel Suites (C1)</td>
<td>1 per 15 bedrooms</td>
<td>Staff: 1/10 staff</td>
<td>1 Coach Parking Space per 100 Bedrooms</td>
</tr>
<tr>
<td><strong>C2: Residential Institutions</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td>Spaces will be considered provided they are supported by a Transport Assessment and the need for patients to be accompanied and for patients and visitors to attend at anti-social hours will be considered.</td>
<td>1/5 staff 1/10 staff for visitors</td>
<td>Transport Assessment is required to justify the need of other parking, i.e. service vehicles Taxi Pick-up/ set-down bay adequate for 2 required for hospitals</td>
</tr>
<tr>
<td>Nursing Home</td>
<td>(as above)</td>
<td>1/3 staff</td>
<td>Taxi Pick-up/ set-down bay adequate for 2 required for nursing home over 100 beds</td>
</tr>
<tr>
<td>Student housing (C2)</td>
<td>No parking</td>
<td>1/2 student</td>
<td></td>
</tr>
<tr>
<td>Residential education/ training centre (C2)</td>
<td>No parking</td>
<td>1/5 staff 1/10 staff for visitors</td>
<td></td>
</tr>
<tr>
<td>Land-use</td>
<td>MAXIMUM Car*/ Motorcycle Parking **</td>
<td>MINIMUM Cycle Parking (Minimum 2 spaces)</td>
<td>Other parking</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-------------------------------------</td>
<td>------------------------------------------</td>
<td>-------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>C3: Dwelling Houses</td>
<td></td>
<td></td>
<td>No additional provision for visitor parking, which will be on-street pay and display or by qualifying resident visitor temporary permits.</td>
</tr>
<tr>
<td>Residential (C3)</td>
<td>Car free housing up to 0.5 per 1 dwelling unit</td>
<td>1 per unit Visitor: / 10 units</td>
<td></td>
</tr>
<tr>
<td>D1: Non-Residential Institutions</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clinics and health centres</td>
<td>Spaces will be considered provided they are supported by a Transport Assessment and a Travel Plan can be secured. The need for patients to be accompanied and for patients and visitors to attend at anti-social hours will be considered</td>
<td>1/30 staff 1/5 staff for visitors</td>
<td>Transport Assessment is required to justify the need of other parking, i.e. service vehicles Taxi Pick-up/ set-down bay adequate for 2 required for clinics or health centres over 2000 sq m</td>
</tr>
<tr>
<td>Schools</td>
<td>(as above)</td>
<td>1/10 staff or students</td>
<td></td>
</tr>
<tr>
<td>Further Education Colleges and Universities</td>
<td>(as above)</td>
<td>1/8 staff or students</td>
<td></td>
</tr>
<tr>
<td>Non residential training centres</td>
<td>(as above)</td>
<td>1/10 staff 1/5 staff for visitors</td>
<td></td>
</tr>
<tr>
<td>Crèches and Day Nurseries</td>
<td>(as above)</td>
<td>1/10 staff or students</td>
<td></td>
</tr>
<tr>
<td>Museums</td>
<td>(as above)</td>
<td>1/10 staff 1/5 staff for visitors</td>
<td></td>
</tr>
<tr>
<td>Public Libraries</td>
<td>(as above)</td>
<td>1/10 staff 1/5 staff for visitors</td>
<td></td>
</tr>
<tr>
<td>Art Galleries and Exhibition Halls</td>
<td>(as above)</td>
<td>1/10 staff 1/5 staff for visitors</td>
<td></td>
</tr>
<tr>
<td>Places of Worship</td>
<td>(as above)</td>
<td>1/10 visitors</td>
<td></td>
</tr>
<tr>
<td>Land-use</td>
<td>MAXIMUM Car*/ Motorcycle Parking **</td>
<td>MINIMUM Cycle Parking (Minimum 2 spaces)</td>
<td>Other parking</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------------------------------------</td>
<td>------------------------------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>D2 Assembly and Leisure Uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cinemas and Theatres</td>
<td>No parking</td>
<td>1/10 staff for staff +1/30 seats for visitors</td>
<td></td>
</tr>
<tr>
<td>Bingo Hall</td>
<td>No parking</td>
<td>1/10 staff for staff +1/30 seats for visitors</td>
<td></td>
</tr>
<tr>
<td>Leisure Centres/ Sports Facilities</td>
<td>No parking</td>
<td>1/10 staff for staff +1/20 peak period visitors</td>
<td>Coach/ Minibus parking</td>
</tr>
<tr>
<td>Dance Hall</td>
<td>No parking</td>
<td>1/10 staff for staff +1/20 peak period visitors</td>
<td></td>
</tr>
<tr>
<td>Skating Rink</td>
<td>No parking</td>
<td>1/10 staff for staff +1/20 peak period visitors</td>
<td></td>
</tr>
</tbody>
</table>

NB gfa is gross floor area

*Electric Vehicle Charging Facilities*

PS3.0 The council requires a minimum one electric vehicle re-charging point per car parking space within a development or 60% of the car parking provision, whichever is greater.

**Motorcycle parking standard**

PS3.1 The Council welcomes provision of motorcycle parking as a substitute for car parking. Motorcycle parking maybe provided within the space allowed by the maximum standards, at a guideline rate of 5 motorcycle spaces in place of each permitted car parking space. Where no car parking provision is allowed, motorcycle parking spaces will only be considered if supported and justified by a Transport Assessment.
Figure PS1 – Cycle Parking Standard

Figure PS1a – Cycle Parking Standard
Figure 2 – Forecourt to wall or other garage opposite
Figure 3 – Parking bay sizes

Note: Car spaces can only be interlocked properly at 45°.

Note: Angle parking should be on a one way system.
Figure 4 – Manoeuvering space for lorry parking and loading bays

Note: Larger bay spaces needed for loading. Trucks with drawbar hangers require greater depth.
Figure 5 – Planting at intersections

Figure 6 – Residential turning loop

Figure 7 – Residential turning head
Figure 8 – Vehicles turning through 90°
Figure 9 – Turning arrangements for a 15m articulated vehicle
Planning Standard 4: Tower Hamlets Density Matrix

PS4.0 Transport for London (TfL), in collaboration with London Boroughs, has developed a consistent London-wide public transport accessibility indicator (the PTAL or Public Transport Accessibility Level) to assist locational planning and assessment of appropriate parking provision by measuring broad public transport accessibility levels. This method provides a consistent framework, which allows differences in public transport accessibility in various parts of London to be taken into account. In determining residential densities for a site, the density matrix highlights the significance of public transport accessibility, using the PTAL scoring method.

PS4.1 Tower Hamlets location demonstrates a high level of accessibility across the Borough scoring a PTAL range of 4-6 (good and very good accessibility to public transport). Interestingly, orbital routes suggest more fragmented accessibility, with north-south linkages being less accessible.

PS4.2 In determining the appropriate density for a site in Tower Hamlets, a PTAL assessment should be undertaken as part of a Transport Assessment.

PS4.3 The strategic ‘setting’ for the Borough has been classified within the table below. This has been based on assumptions of the broad character of the area, given the accessibility to either a major, district or regional town centre as well has the existing or future built form, in accordance with the setting defined in the London Plan. The only major centre in Tower Hamlets is Canary Wharf. Given this and the existing and future built form, the northern Isle of Dogs is considered to be Central. The City Fringe area is also considered to be central, given its location to central London. The remainder of the Borough should be considered to be to be urban, for the purposes of determining residential density.

PS4.4 The London Plan density location and parking matrix has been slightly refined to reflect the particular circumstances of Tower Hamlets. The Council is seeking to use habitable rooms to determine the appropriate density. The number of dwellings per hectare should be determined by the requirements in HSG 2 Housing mix.

PS4.5 This matrix should be read in conjunction with CP20 Sustainable Residential Density and HSG 1 Determining Residential Density.
Planning Standard 5: Lifetime Homes

PS5.0 The following information has been extracted from the Greater London Authority ‘Accessible London: Achieving an Inclusive Environment’ Supplementary Planning Guidance, April 2004.

PS5.1 Below is a list of Lifetime Homes Standards that need to be addressed in the design of residential development.

<table>
<thead>
<tr>
<th>Lifetime Homes Standards</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width.</td>
<td>This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met.</td>
</tr>
<tr>
<td>2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.</td>
<td>If the scheme meets Part M of the Building Regulations then this standard is met.</td>
</tr>
<tr>
<td>3. The approach to all entrances should be level or gently sloping.</td>
<td>If the scheme meets Part M of the Building Regulations then this standard is met.</td>
</tr>
</tbody>
</table>

Table PS 8: Tower Hamlets Density Matrix

<table>
<thead>
<tr>
<th>Setting</th>
<th>PTAL range</th>
<th>Density Range (measured by Habitable Rooms per hectare)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CENTRAL</td>
<td>4 - 6</td>
<td>650 - 1100</td>
</tr>
<tr>
<td>(City Fringe area and northern Isle of Dogs)</td>
<td>1 - 3</td>
<td>300 - 650</td>
</tr>
<tr>
<td>URBAN</td>
<td>4 - 6</td>
<td>450 - 700</td>
</tr>
<tr>
<td>(remainder of the Borough)</td>
<td>1 - 3</td>
<td>200 - 450</td>
</tr>
<tr>
<td>Lifetime Homes Standards</td>
<td>Comment</td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.</td>
<td>This standard goes beyond Part M of the Building Regulations because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance.</td>
<td></td>
</tr>
<tr>
<td>5. Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible.</td>
<td>This standard goes beyond Part M of the Building Regulations because it requires a lift which will hold eight people, not six.</td>
<td></td>
</tr>
<tr>
<td>6. The width of internal doorways and hallways should conform to Part M of the Building Regulations, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level.</td>
<td>This standard goes beyond Part M of the Building Regulations because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for 900mm clear opening for doorways coming off a 900mm wide corridor.</td>
<td></td>
</tr>
<tr>
<td>7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere.</td>
<td>The dimension for a turning circle is 1500mm; an ellipse of 1400mm x 1700mm is also acceptable.</td>
<td></td>
</tr>
<tr>
<td>8. The living room should be at entrance level.</td>
<td>In some town houses this is often shown as living/bedroom.</td>
<td></td>
</tr>
<tr>
<td>9. In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed-space.</td>
<td>The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room.</td>
<td></td>
</tr>
<tr>
<td>10. There should be a wheelchair accessible entrance level toilet with drainage provision, enabling a shower to be fitted in the future.</td>
<td>For properties of 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pan.</td>
<td></td>
</tr>
<tr>
<td>Lifetime Homes Standards</td>
<td>Comment</td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>11. Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.</td>
<td>Walls should be reinforced.</td>
<td></td>
</tr>
<tr>
<td>12. The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.</td>
<td>There should be clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists.</td>
<td></td>
</tr>
<tr>
<td>13. The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.</td>
<td>The best solution is a removable panel between the bathroom and bedroom, however, a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks.</td>
<td></td>
</tr>
<tr>
<td>14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.</td>
<td>While there is not a requirement for a turning circle, simple layout and ease of use are essential.</td>
<td></td>
</tr>
<tr>
<td>15. Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate</td>
<td>Below 800mm, standard glazing is not acceptable under Building Regulations.</td>
<td></td>
</tr>
<tr>
<td>16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor).</td>
<td>This standard goes beyond Part M of the Building Regulations because of the requirement for all service controls etc. on all floors to meet this requirement.</td>
<td></td>
</tr>
</tbody>
</table>
Wheelchair/Mobility Housing Standards

PS5.2 Below is a list of Wheelchair/Mobility Housing Standards that need to be addressed in the design of residential development.

PS5.3 The following key features of wheelchair housing are requirements in the Wheelchair Housing Design Guide by Stephen Thorpe, commissioned and funded by NATWHAG, the National Wheelchair Housing Association Group and published in 1997 by BRE Bookshop, ISBN 1 86081 164 7 available from http://www.brebookshop.com/details.jsp?id=33004. Habinteg Housing Association is currently reviewing these standards.

Approach

- Level or gently sloping route to all external entrances, and to external facilities such as storage, parking, garden and clothes drying area
- Paths slip resistant and smooth, minimum width 1200mm
- Ramps to be avoided
- Path gateways to provide minimum 850mm clear opening width
- Good cover at point of transfer from vehicle to wheelchair.

Parking

- Located adjacent to the front entrance
- Under cover
- 3.6 metres wide
- Located beside a 900mm wide path connecting the front door, parking bay and the adjacent road.

Entrance

- Entrance to be covered and well lit
- Entrance landing to be level, and min 1500 x 1500mm
- All external doors to give 800mm clear opening and to have accessible thresholds.

Internal circulation

- Corridors minimum 900mm wide, 1200mm wide where 90° turn necessary and 1500mm wide where 180° turn necessary
- Internal doorways to give minimum 775mm clear opening width and to have level thresholds
- Provision for storage and recharging of battery-operated wheelchair
• Minimum turning space inside entrance 1200 x 1500mm.
• Rooms all on one level or accessible by wheelchair accessible lift. Where lift required, to comply with BS5900 (1991)
• Bedrooms, living rooms and dining rooms with adequate space for wheelchair users to turn through 180° with furniture in place i.e. turning circle 1500mm or ellipse 1800mm x 1400mm
• Main bedroom to bathroom connected by full height knockout panel, or other means
• Suitable provision for future hoist to run between main bedroom and bathroom
• Kitchen layout provides effective and appropriate space for use by a wheelchair user with clear manoeuvring area, minimum 1800 x 1400mm.
• Bathroom layout ensures independent approach/transfer to and use of all fittings, including manoeuvring space clear of fittings
• Extra space in bathroom for both bath and shower with at least one to be fully installed. Shower area to be wheelchair accessible with floor drain
• Suitable controls of mains water stopcock, gas and electric main consumer units. Suitable isolating valves to sink, washing machine, etc.
• Glazing line in living/dining/bedrooms no higher than 810mm above room floor level.

## Schedules

### Schedule 1: Core Output Indicators

The following Core Output Indicators have been taken from the ODPM Local Development Framework Core Output Indicators Update 1/2005.

These Core Output Indicators will be addressed in Tower Hamlets Annual Monitoring Report and provide a benchmark for monitoring planning policies within the Local Development Framework.

<table>
<thead>
<tr>
<th></th>
<th>Core Output Indicators</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a</td>
<td>Amount of floorspace developed for employment by type</td>
</tr>
<tr>
<td>1b</td>
<td>Amount of floorspace developed for employment by type, in employment or regeneration areas</td>
</tr>
<tr>
<td>1c</td>
<td>Amount of floorspace developed for employment by type, which is on previously developed land</td>
</tr>
<tr>
<td>1d</td>
<td>Employment land available by type</td>
</tr>
<tr>
<td>1e(i)</td>
<td>Losses of employment land in employment/regeneration areas</td>
</tr>
<tr>
<td>1e(ii)</td>
<td>Losses of employment land in local authority area</td>
</tr>
<tr>
<td>1f</td>
<td>Amount of employment land lost to residential development</td>
</tr>
<tr>
<td>2a(i)</td>
<td>Housing trajectory showing net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer</td>
</tr>
<tr>
<td>2a(ii)</td>
<td>Housing trajectory showing net additional dwellings for the current year</td>
</tr>
<tr>
<td>2a(iii)</td>
<td>Housing trajectory showing projected net additional dwellings up to the end of the relevant development plan document period, or over a ten year period from its adoption, whichever is the longer</td>
</tr>
<tr>
<td>2a(iv)</td>
<td>Housing trajectory showing the annual net additional dwelling requirement</td>
</tr>
<tr>
<td></td>
<td>Core Output Indicators</td>
</tr>
<tr>
<td>---</td>
<td>------------------------</td>
</tr>
<tr>
<td>2a(v)</td>
<td>Housing trajectory showing annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year’s performance</td>
</tr>
<tr>
<td>2b</td>
<td>Percentage of new and converted dwellings on previously developed land</td>
</tr>
<tr>
<td>2c(i)</td>
<td>Percentage of new dwellings completed at less than 30 dwellings per hectare</td>
</tr>
<tr>
<td>2c(ii)</td>
<td>Percentage of new dwellings completed at between 30 and 50 dwellings per hectare</td>
</tr>
<tr>
<td>2c(iii)</td>
<td>Percentage of new dwellings completed at above 50 dwellings per hectare</td>
</tr>
<tr>
<td>2d</td>
<td>Affordable housing completions</td>
</tr>
<tr>
<td>3a</td>
<td>Amount of completed non-residential development within UCOs A, B, and D complying with car-parking standards set out in the local development framework</td>
</tr>
<tr>
<td>3b(i)</td>
<td>Amount of new residential development within 30 minutes public transport time of a GP</td>
</tr>
<tr>
<td>3b(ii)</td>
<td>Amount of new residential development within 30 minutes public transport time of a hospital</td>
</tr>
<tr>
<td>3b(iii)</td>
<td>Amount of new residential development within 30 minutes public transport time of a primary school</td>
</tr>
<tr>
<td>3b(iv)</td>
<td>Amount of new residential development within 30 minutes public transport time of a secondary school</td>
</tr>
<tr>
<td>3b(v)</td>
<td>Amount of new residential development within 30 minutes public transport time of areas of employment</td>
</tr>
<tr>
<td>3b(vi)</td>
<td>Amount of new residential development within 30 minutes public transport time of a major retail centre</td>
</tr>
<tr>
<td>4a</td>
<td>Amount of completed retail, office and leisure development</td>
</tr>
<tr>
<td>Core Output Indicators</td>
<td></td>
</tr>
<tr>
<td>------------------------</td>
<td></td>
</tr>
<tr>
<td>4b</td>
<td>Amount of completed retail, office and leisure development in town centres</td>
</tr>
<tr>
<td>4c</td>
<td>Amount of eligible open spaces managed to Green Flag Award standard</td>
</tr>
<tr>
<td>6a</td>
<td>Capacity of new waste management facilities by type</td>
</tr>
<tr>
<td>6b</td>
<td>Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed</td>
</tr>
<tr>
<td>7</td>
<td>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality</td>
</tr>
<tr>
<td>8(i)</td>
<td>Change in areas and populations of biodiversity importance, including change in priority habitats and species (by type)</td>
</tr>
<tr>
<td>8(ii)</td>
<td>Change in areas and populations of biodiversity importance, including change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance</td>
</tr>
<tr>
<td>9</td>
<td>Renewable energy capacity installed by type</td>
</tr>
</tbody>
</table>
Schedule 2: Significant Effects Indicators

Significant Effects Indicators will be reported in the Annual Monitoring Report to monitor the effects of the implementation of the policies and are linked to the Sustainability Appraisal objectives.

<table>
<thead>
<tr>
<th>Significant Effects Indicator</th>
<th>Target</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Life Expectancy at Birth</td>
<td>10% reduction in the gap between Tower Hamlets and the England and Wales average</td>
<td>LBTH Local Area Agreement</td>
</tr>
<tr>
<td>Percentage of all housing units that are affordable</td>
<td>50%</td>
<td>LBTH Housing Directorate</td>
</tr>
<tr>
<td>Proportion of Local Authority homes which were non-decent at 1 April each year</td>
<td>No more than 60%</td>
<td>BV 184a</td>
</tr>
<tr>
<td>Increase in the number of new or redeveloped primary care facilities</td>
<td>10</td>
<td>LBTH Local Area Agreement</td>
</tr>
<tr>
<td>Number of physical visits to public library premises per 1000 population</td>
<td>10,000</td>
<td>THI 027</td>
</tr>
<tr>
<td>Number of visits to Leisure Centres</td>
<td>1,500,000</td>
<td>THI 025</td>
</tr>
<tr>
<td>Percentage of new homes built on previously developed land</td>
<td>100%</td>
<td>BV 106</td>
</tr>
<tr>
<td>Percentage of proposals approved that would result in the loss of Listed Buildings or buildings of value in Conservation Areas</td>
<td>Less than 5% of relevant planning applications</td>
<td>LBTH Planning Applications Database</td>
</tr>
<tr>
<td>Number of domestic burglaries per 1,000 households</td>
<td>No more than 18.5</td>
<td>BV 126</td>
</tr>
<tr>
<td>Number of racial incidents recorded by the authority per 100,000 population</td>
<td>No more than 260</td>
<td>BV 174</td>
</tr>
<tr>
<td>Significant Effects Indicator</td>
<td>Target</td>
<td>Source</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td>Percentage of residents claiming employment-related benefits</td>
<td>No more than 8%</td>
<td>THI 018</td>
</tr>
<tr>
<td>Percentage of children living in households with relative low income</td>
<td>Reduction in the number recorded the previous year</td>
<td>Department for Work and Pensions</td>
</tr>
<tr>
<td>Percentage of residents whose workplace is within the Borough</td>
<td>Lower than London average</td>
<td>LBTH</td>
</tr>
<tr>
<td>Number of days when air pollution is moderate or high for PM10</td>
<td>No more than 35 days per year</td>
<td>LBTH Environmental Health</td>
</tr>
<tr>
<td>Number of noise-related complaints to Environmental Health</td>
<td>Reduction in the number of complaints received the previous year</td>
<td>LBTH Environmental Health</td>
</tr>
<tr>
<td>Percentage improvement in domestic energy efficiency</td>
<td>30% reduction in domestic energy consumption by 2010 from 1996 levels</td>
<td>LBTH and Electricity/Gas suppliers</td>
</tr>
<tr>
<td>Percentage of household waste which has been sent by the authority for recycling</td>
<td>30%</td>
<td>BV 82a</td>
</tr>
<tr>
<td>Number of SUDS installed</td>
<td>Increase in the number of SUDS installed the previous year</td>
<td>LBTH Planning Applications Database</td>
</tr>
<tr>
<td>Population of identified species in Tower Hamlets Biodiversity Action Plan</td>
<td>No net loss</td>
<td>Tower Habitats Local Biodiversity Partnership</td>
</tr>
<tr>
<td>Percentage of planning applications approved that do not meet the sequential test</td>
<td>0%</td>
<td>Environment Agency/LBTH</td>
</tr>
<tr>
<td>Percentage of residents that feel they can influence decisions affecting their local area</td>
<td>80%</td>
<td>LBTH Local Area Agreement</td>
</tr>
</tbody>
</table>
Schedule 3: Strategic Industrial Locations and Local Industrial Locations

The table below identifies the location and type of each industrial location. These sites are identified on the Strategic Industrial Locations and Local Industrial Locations Map.

<table>
<thead>
<tr>
<th>Industrial Location</th>
<th>Type of Industrial Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fish Island</td>
<td>Strategic</td>
</tr>
<tr>
<td>Empson Street / St Andrews Way</td>
<td>Strategic</td>
</tr>
<tr>
<td>Gillender Street</td>
<td>Strategic</td>
</tr>
<tr>
<td>Poplar Business Park</td>
<td>Local</td>
</tr>
</tbody>
</table>
Schedule 3
Industrial Locations Map

- Strategic Industrial Location - CP10
- Local Industrial Location - CP10
- Borough Boundary

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London Borough of Tower Hamlets LA100019288
### Schedule 4: Town Centre Hierarchy

The table below identifies the location, type and frontage of each town centre. The Map ID numbers correspond to the numbers identified on the Town Centre Hierarchy Map.

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Centre Name</th>
<th>Address</th>
<th>Frontages within these areas</th>
<th>Area Action Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Isle of Dogs</td>
<td>Canada Place and underground and Cabot Place (including street level services)</td>
<td>Primary</td>
<td>Isle of Dogs</td>
</tr>
<tr>
<td>1</td>
<td>Isle of Dogs</td>
<td>West India Quay, Jubilee Place, Churchill Place, Canary Riverside and Wood Wharf</td>
<td>Secondary</td>
<td>Isle of Dogs</td>
</tr>
<tr>
<td>2</td>
<td>Crossharbour</td>
<td>Rear of 5 - 65 Glengall Grove and Finwhale House</td>
<td>Primary</td>
<td>Isle of Dogs</td>
</tr>
<tr>
<td>3</td>
<td>Chrissp Street</td>
<td>The southern section of the centre</td>
<td>Primary</td>
<td>Central</td>
</tr>
<tr>
<td>3</td>
<td>Chrissp Street</td>
<td>The northern section of the market and East India Dock Road between the Old Police Station Site and St. Leonards Road</td>
<td>Secondary</td>
<td>Central &amp; Leaside</td>
</tr>
<tr>
<td>4</td>
<td>Roman Road East</td>
<td>505 – 521, 527 – 633 (odd) and 510 – 630 (even) Roman Road, 72A Armagh Road, 67-71 Usher Road, 91 – 93 Parnell Road</td>
<td>Primary</td>
<td>Central</td>
</tr>
<tr>
<td>Map ID</td>
<td>Centre Name</td>
<td>Address</td>
<td>Frontages within these areas</td>
<td>Area Action Plan</td>
</tr>
<tr>
<td>--------</td>
<td>---------------------</td>
<td>-------------------------------------------------------------------------</td>
<td>------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>4</td>
<td>Roman Road East</td>
<td>414 – 508 and 341 – 503 Roman Road</td>
<td>Secondary</td>
<td>Central</td>
</tr>
<tr>
<td>5</td>
<td>Roman Road West</td>
<td>57-141, 189-211 (odd) 52-62, 80-170 (even) Roman Road</td>
<td>Primary</td>
<td>Central</td>
</tr>
<tr>
<td>5</td>
<td>Roman Road West</td>
<td>19-51 (odd) Roman Road, 241-253 (odd) and 252-264 (even) Globe Road</td>
<td>Secondary</td>
<td>Central</td>
</tr>
<tr>
<td>6</td>
<td>Bethnal Green</td>
<td>307 – 329, 333 – 349, 357 – 363, 379 – 441 (odd) and 304 – 456 (even), Bethnal Green Road</td>
<td>Primary</td>
<td>Central</td>
</tr>
<tr>
<td>6</td>
<td>Bethnal Green</td>
<td>219 - 305. 433 - 479 (odd), 216-302 and 458 - 492 (even) Bethnal Green Road</td>
<td>Secondary</td>
<td>Central</td>
</tr>
<tr>
<td>7</td>
<td>Whitechapel</td>
<td>Whitechapel Road and Albino Brewery Site: 197-331 (odd), Whitechapel Road.</td>
<td>Primary</td>
<td>City Fringe &amp; Central</td>
</tr>
<tr>
<td>7</td>
<td>Whitechapel</td>
<td>1 - 5 (odd) and 7-27 Bride Street, 1-9 (odd) Fulbourne Street, 1-13 (odd) and 8-30 (even) Vallance Road, 191 – 195 (odd) Whitechapel Road</td>
<td>Secondary</td>
<td>City Fringe</td>
</tr>
<tr>
<td>8</td>
<td>Watney Market</td>
<td>Commercial Street, E1</td>
<td>Primary</td>
<td>Central</td>
</tr>
</tbody>
</table>
Schedule 4
Town Centre Hierarchy Map
City Fringe

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London Borough of Tower Hamlets LA100019288
<table>
<thead>
<tr>
<th>Map ID</th>
<th>Centre Name</th>
<th>Address</th>
<th>Frontages within these areas</th>
<th>Area Action Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Brick Lane</td>
<td>15-79 (odd) and 14-122 (even) Brick Lane</td>
<td>Primary</td>
<td>City Fringe</td>
</tr>
<tr>
<td>10</td>
<td>Columbia Road</td>
<td>80-162 Columbia Road</td>
<td>Primary</td>
<td>City Fringe</td>
</tr>
<tr>
<td>11</td>
<td>Wapping Lane</td>
<td>83 - 93, 97 - 103 (odd), 50 - 64 (even) Wapping Lane</td>
<td>Primary</td>
<td>City Fringe</td>
</tr>
<tr>
<td>12</td>
<td>Cleveland Way/</td>
<td>60 - 70 (even) Cleveland Way, and 64 - 86 (even)</td>
<td>Primary</td>
<td>Central</td>
</tr>
<tr>
<td></td>
<td>Cambridge Heath Road</td>
<td>Cambridge Heath Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>O’Leary Square</td>
<td>212 - 228 Jubilee Street (O’Leary Square)</td>
<td>Primary</td>
<td>Central</td>
</tr>
<tr>
<td>14</td>
<td>Whitehorse Lane</td>
<td>92 - 112 Whitehorse Lane</td>
<td>Primary</td>
<td>Central</td>
</tr>
<tr>
<td>15</td>
<td>Ben Johnson Road</td>
<td>47 - 77, 38 - 82 Ben Johnson Road</td>
<td>Primary</td>
<td>Central</td>
</tr>
<tr>
<td>16</td>
<td>Westport Street</td>
<td>1 - 21 Westport Street</td>
<td>Primary</td>
<td>Central</td>
</tr>
<tr>
<td>17</td>
<td>Salmon Lane</td>
<td>123 - 141 (odd), 112 - 138 (even) Salmon Lane</td>
<td>Primary</td>
<td>Central</td>
</tr>
<tr>
<td>18</td>
<td>Stroudley Walk</td>
<td>2 – 26 Stroudley Walk, 22 - 30 Bromley High Street</td>
<td>Primary</td>
<td>Leaside</td>
</tr>
<tr>
<td>19</td>
<td>Aberfeldy Street</td>
<td>25 - 55 (odd) 36 - 50 (even) Aberfeldy Street</td>
<td>Primary</td>
<td>Leaside</td>
</tr>
<tr>
<td>20</td>
<td>Poplar High Street</td>
<td>51 - 59, 243 - 263 (odd) Poplar High Street (except No 249 but including 249A)</td>
<td>Primary</td>
<td>Leaside</td>
</tr>
<tr>
<td>Map ID</td>
<td>Centre Name</td>
<td>Address</td>
<td>Frontages within these areas</td>
<td>Area Action Plan</td>
</tr>
<tr>
<td>--------</td>
<td>-------------------------------------</td>
<td>--------------------------------------------------------</td>
<td>------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>21</td>
<td>Castalia Square, St. John’s Estate</td>
<td>1 - 27 Westferry Road</td>
<td>Primary</td>
<td>Isle of Dogs</td>
</tr>
<tr>
<td>22</td>
<td>Manchester Road</td>
<td>139 -163 (odd) Manchester Road</td>
<td>Primary</td>
<td>Isle of Dogs</td>
</tr>
<tr>
<td>23</td>
<td>Westferry Road</td>
<td>363 - 375 (odd) Westferry Road</td>
<td>Primary</td>
<td>Isle of Dogs</td>
</tr>
<tr>
<td>24</td>
<td>Barkantine Estate</td>
<td>1 - 15 (odd) and 2 - 10 (even) The Quarterdeck</td>
<td>Primary</td>
<td>Isle of Dogs</td>
</tr>
</tbody>
</table>

**CAZ Frontages**

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Centre Name</th>
<th>Address</th>
<th>Frontages within these areas</th>
<th>Area Action Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>Wentworth Street</td>
<td>1-79 (odd) 2-72 (even) Wentworth Street, 6 Bell Lane, 15-41 (odd) 20-42 (even) Toynbee Street, 41-47 (odd) and 40-48 (even) Goulston Street</td>
<td>Primary</td>
<td>City Fringe</td>
</tr>
</tbody>
</table>

**Proposed Neighbourhood Centre**

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Centre Name</th>
<th>Address</th>
<th>Frontages within these areas</th>
<th>Area Action Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>Bromley-by-Bow</td>
<td>To be determined</td>
<td></td>
<td>Leaside</td>
</tr>
</tbody>
</table>
Schedule 4
Town Centre Hierarchy Map
Central Area

Town Centre - CP15
- Major Centre, Secondary Frontage
- District Centre, Primary Frontage
- District Centre, Secondary Frontage
- Neighbourhood Centre
- Proposed Neighbourhood Centre
- City Fringe AAP Boundary
- Borough Boundary

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## Schedule 5: Market and Street Trading Locations

The table below identifies the name and location of some of the key markets and street trading locations within the Borough.

<table>
<thead>
<tr>
<th>Market</th>
<th>Town Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Columbia Road Flower Market</td>
<td>Columbia Road Neighbourhood Centre</td>
</tr>
<tr>
<td>Petticoat Lane</td>
<td>Wentworth Street CAZ Frontage</td>
</tr>
<tr>
<td>Brick Lane Market</td>
<td>Brick Lane Neighbourhood Centre</td>
</tr>
<tr>
<td>(Up) Market at the Old Truman Brewery</td>
<td>None</td>
</tr>
<tr>
<td>Spitalfields Market</td>
<td>None</td>
</tr>
<tr>
<td>Bethnal Green Road</td>
<td>Bethnal Green District Centre</td>
</tr>
<tr>
<td>Chrisp Street</td>
<td>Chrisp Street District Centre</td>
</tr>
<tr>
<td>Roman Road</td>
<td>Roman Road District Centre</td>
</tr>
<tr>
<td>Watney Street</td>
<td>Watney Market District Centre</td>
</tr>
<tr>
<td>Whitechapel Road</td>
<td>Whitechapel District Centre</td>
</tr>
<tr>
<td>Billingsgate Fish Market</td>
<td>None</td>
</tr>
</tbody>
</table>
Schedule 6: Public Open Space and Green Chains

The table below lists the public open spaces and green chains within the Borough. The Map ID numbers in the table correspond with the numbers on the Public Open Space and Green Chains Map.

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>001</td>
<td>Millwall Park</td>
</tr>
<tr>
<td>002</td>
<td>Victoria Park</td>
</tr>
<tr>
<td>003</td>
<td>Mile End Park</td>
</tr>
<tr>
<td>004</td>
<td>Mile End Park</td>
</tr>
<tr>
<td>005</td>
<td>Mile End Park</td>
</tr>
<tr>
<td>006</td>
<td>Mile End Park</td>
</tr>
<tr>
<td>007</td>
<td>Mile End Park</td>
</tr>
<tr>
<td>008</td>
<td>Pollard Square</td>
</tr>
<tr>
<td>009</td>
<td>Poplar Recreation Ground</td>
</tr>
<tr>
<td>010</td>
<td>Selwyn Park / Green</td>
</tr>
<tr>
<td>011</td>
<td>Archibald Public Open Space</td>
</tr>
<tr>
<td>012</td>
<td>Penny Fields</td>
</tr>
<tr>
<td>013</td>
<td>Stonebridge Wharf</td>
</tr>
<tr>
<td>014</td>
<td>Carlton Square Extension</td>
</tr>
<tr>
<td>015</td>
<td>Grove Hall Park</td>
</tr>
<tr>
<td>016</td>
<td>Shandy Park</td>
</tr>
<tr>
<td>017</td>
<td>Bromley-by-Bow Centre</td>
</tr>
<tr>
<td>Map ID</td>
<td>Name</td>
</tr>
<tr>
<td>-------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>018</td>
<td>Cotton Street / Bazeley Street</td>
</tr>
<tr>
<td>019</td>
<td>Prospect Park</td>
</tr>
<tr>
<td>020</td>
<td>Ravenscroft Park</td>
</tr>
<tr>
<td>021</td>
<td>Four Seasons Green</td>
</tr>
<tr>
<td>022</td>
<td>Meath Gardens</td>
</tr>
<tr>
<td>023</td>
<td>Stepney Green Park</td>
</tr>
<tr>
<td>024</td>
<td>Vallance Road Gardens</td>
</tr>
<tr>
<td>025</td>
<td>Middleton Green</td>
</tr>
<tr>
<td>026</td>
<td>Wapping Gardens</td>
</tr>
<tr>
<td>027</td>
<td>Wapping Green</td>
</tr>
<tr>
<td>028</td>
<td>Allen Gardens</td>
</tr>
<tr>
<td>029</td>
<td>Warner Green</td>
</tr>
<tr>
<td>030</td>
<td>Routon Road Public Open Space</td>
</tr>
<tr>
<td>031</td>
<td>Ion Square Gardens</td>
</tr>
<tr>
<td>032</td>
<td>Langdon Park</td>
</tr>
<tr>
<td>033</td>
<td>Jolly's Green</td>
</tr>
<tr>
<td>034</td>
<td>St. Johns Park</td>
</tr>
<tr>
<td>035</td>
<td>Jesus Green</td>
</tr>
<tr>
<td>036</td>
<td>Alton St Public Open Space</td>
</tr>
<tr>
<td>037</td>
<td>Furze Green Open Space</td>
</tr>
<tr>
<td>Map ID</td>
<td>Name</td>
</tr>
<tr>
<td>--------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>038</td>
<td>Stoneyard Lane</td>
</tr>
<tr>
<td>039</td>
<td>Sir John McDougall Gardens</td>
</tr>
<tr>
<td>040</td>
<td>Wapping Woods</td>
</tr>
<tr>
<td>041</td>
<td>Weavers Fields</td>
</tr>
<tr>
<td>042</td>
<td>Bethnal Green Gardens</td>
</tr>
<tr>
<td>043</td>
<td>Swedenborg Gardens</td>
</tr>
<tr>
<td>044</td>
<td>Bartlett Park</td>
</tr>
<tr>
<td>045</td>
<td>Fern Street Open Space</td>
</tr>
<tr>
<td>047</td>
<td>Ropemakers Fields</td>
</tr>
<tr>
<td>048</td>
<td>Millwall Dock Open Space</td>
</tr>
<tr>
<td>049</td>
<td>Raine’s Mansions</td>
</tr>
<tr>
<td>050</td>
<td>King Edward Memorial Garden</td>
</tr>
<tr>
<td>051</td>
<td>Leven Road Park</td>
</tr>
<tr>
<td>052</td>
<td>Wapping Rose Gardens</td>
</tr>
<tr>
<td>053</td>
<td>Ropewalk Gardens</td>
</tr>
<tr>
<td>054</td>
<td>Mansford Street Open Space</td>
</tr>
<tr>
<td>055</td>
<td>Dockers Tanners Yard</td>
</tr>
<tr>
<td>056</td>
<td>Museum Gardens</td>
</tr>
<tr>
<td>057</td>
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</tr>
<tr>
<td>058</td>
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</tr>
<tr>
<td>Map ID</td>
<td>Name</td>
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<tr>
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</tr>
<tr>
<td>059</td>
<td>Globe Road OS</td>
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<tr>
<td>060</td>
<td>Jubilee Park</td>
</tr>
<tr>
<td>062</td>
<td>Cavell Street Gardens</td>
</tr>
<tr>
<td>064</td>
<td>Carlton Square</td>
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<td>Wakefield Gardens</td>
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<td>Waterside Gardens</td>
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<td>Hermitage Riverside Gardens</td>
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<td>Arnold Circus</td>
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<td>Albert Gardens</td>
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<td>Belgrave Street Open Space</td>
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<td>St. James's Gardens</td>
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<td>076</td>
<td>Island Gardens</td>
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<td>077</td>
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</tr>
<tr>
<td>080</td>
<td>Three Colts Street / Mitre Street</td>
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<td>081</td>
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<td>Map ID</td>
<td>Name</td>
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<td>--------</td>
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<td>Beaumont Square</td>
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<td>Trinity Gardens</td>
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<td>086</td>
<td>Tower of London Gardens</td>
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<tr>
<td>087</td>
<td>Westferry Circus</td>
</tr>
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<td>088</td>
<td>Paradise Gardens</td>
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<td>Baxendale Street Gardens</td>
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<td>Tredegar Square Gardens</td>
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<td>Ford Square</td>
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<td>096</td>
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</tr>
<tr>
<td>098</td>
<td>Hardinge &amp; Lukin Street Playground</td>
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<tr>
<td>100</td>
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<td>Hellings Street Play Area</td>
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<td>102</td>
<td>Strafford Street Play Area</td>
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<td>105</td>
<td>School House Kickabout</td>
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<td>Tower Hamlets Cemetery Park</td>
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<td>108</td>
<td>St. Mary Bow</td>
</tr>
<tr>
<td>109</td>
<td>St. Leonards Gardens</td>
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<tr>
<td>Map ID</td>
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</tr>
<tr>
<td>--------</td>
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<tr>
<td>111</td>
<td>St George’s in the East</td>
</tr>
<tr>
<td>112</td>
<td>St Peter’s Churchyard</td>
</tr>
<tr>
<td>113</td>
<td>St. Bartholomews</td>
</tr>
<tr>
<td>114</td>
<td>St. Johns Churchyard</td>
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<td>115</td>
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<td>St. Annes</td>
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<td>St. Matthews Old Church</td>
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<td>119</td>
<td>Mercers Burial Ground</td>
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<tr>
<td>120</td>
<td>All Saints</td>
</tr>
<tr>
<td>121</td>
<td>St. Matthews &amp; St James</td>
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<td>St. Dunstans Church</td>
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<td>Ackroyd Drive Extension</td>
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<td>126</td>
<td>The Greenway</td>
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<td>127</td>
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<td>131</td>
<td>Jubilee Gardens</td>
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<tr>
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<td>Mudchute City Farm</td>
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<td>TH001</td>
<td>Boundary Playground</td>
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<td>TH002</td>
<td>Shackelwell Street Playground</td>
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<td>TH003</td>
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<td>TH004</td>
<td>Chicksand Ghat</td>
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<td>TH005</td>
<td>Cephas Avenue Square</td>
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<td>TH007</td>
<td>Braithewaite Park</td>
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<tr>
<td>TH008</td>
<td>Ming Street Open Space</td>
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<tr>
<td>TH011</td>
<td>Abbott Road Gardens</td>
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<td>Aberfeldy Millennium Green</td>
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<tr>
<td>TH013</td>
<td>Tower Hill Terrace</td>
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<td>TH014</td>
<td>Bigland Green Open Space</td>
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<td>TH016</td>
<td>Twelve Trees Crescent Open space</td>
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<tr>
<td>TH028</td>
<td>Canada Square</td>
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<tr>
<td>TH029</td>
<td>The Oval</td>
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<tr>
<td>TH030</td>
<td>St Leonard's Churchyard</td>
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<tr>
<td>TH036</td>
<td>Harley Grove</td>
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<tr>
<td>TH037</td>
<td>Royal Mint Square</td>
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</table>
Schedule 7: Metropolitan Open Land

The following map identifies all the metropolitan open land in the Borough.

Metropolitan Open Land CP30
Borough Boundary

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London Borough of Tower Hamlets LA100019288
Schedule 8: Sites of Importance for Nature Conservation and Local Nature Reserves

The tables below identify the Sites of Importance for Nature Conservation within the Borough, as well as their grading. The Map ID numbers in the tables correspond to the numbers on the Sites of Importance for Nature Conservation and Local Nature Reserves Map. The names of the Local Nature Reserves within the Borough are identified on the map.

<table>
<thead>
<tr>
<th>Sites of Metropolitan Importance</th>
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<tr>
<td><strong>Sites of Nature Conservation</strong></td>
<td></td>
</tr>
<tr>
<td>London's Canals</td>
<td>M006 TH</td>
</tr>
<tr>
<td>River Thames and Bow Creek</td>
<td>M031 TH</td>
</tr>
<tr>
<td>The Lea Valley</td>
<td>M071 TH</td>
</tr>
<tr>
<td>Tower Hamlets Cemetery Park and</td>
<td>M117</td>
</tr>
<tr>
<td>The Soane’s Centre</td>
<td></td>
</tr>
<tr>
<td>Mudchute Park and Farm</td>
<td>M133</td>
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<table>
<thead>
<tr>
<th>Sites of Borough Importance, Grade I</th>
<th>Map ID</th>
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<tbody>
<tr>
<td><strong>Sites of Nature Conservation</strong></td>
<td></td>
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<tr>
<td>The Greenway in Tower Hamlets</td>
<td>THBI01</td>
</tr>
<tr>
<td>Victoria Park</td>
<td>THBI02</td>
</tr>
<tr>
<td>Mile End Park</td>
<td>THBI03</td>
</tr>
<tr>
<td>East India Dock Basin</td>
<td>THBI04</td>
</tr>
<tr>
<td>Poplar Dock and Blackwall Basin</td>
<td>THBI08</td>
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### Sites of Borough Importance, Grade II

<table>
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<tr>
<td>Millwall and West India Docks</td>
<td>THBII01</td>
</tr>
<tr>
<td>St Jude’s Nature Park</td>
<td>THBII03</td>
</tr>
<tr>
<td>Cable Street Community Garden</td>
<td>THBII04</td>
</tr>
<tr>
<td>Stepping Stones Farm</td>
<td>THBII05</td>
</tr>
<tr>
<td>Spitalfields Farm and Allen Gardens</td>
<td>THBII06</td>
</tr>
<tr>
<td>The London Wall and walls of the Tower of London</td>
<td>THBII07</td>
</tr>
<tr>
<td>Spitalfields Viaduct</td>
<td>THBII08</td>
</tr>
<tr>
<td>Pinchin Street Disused Railway (proposed designation)</td>
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### Sites of Local Importance

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<td>St George in the East Church Gardens</td>
<td>THL01</td>
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<tr>
<td>Wapping Park</td>
<td>THL02</td>
</tr>
<tr>
<td>Old Railway at Fairfoot Road</td>
<td>THL03</td>
</tr>
<tr>
<td>Ion Square Gardens</td>
<td>THL04</td>
</tr>
<tr>
<td>Weavers Fields</td>
<td>THL05</td>
</tr>
<tr>
<td>Stoneyard Lane</td>
<td>THL06</td>
</tr>
<tr>
<td>Shadwell Basin</td>
<td>THL07</td>
</tr>
<tr>
<td>Swedenborg Gardens</td>
<td>THL08</td>
</tr>
<tr>
<td>Bancroft Road Nature Garden</td>
<td>THL09</td>
</tr>
<tr>
<td>Sites of Nature Conservation</td>
<td>Map ID</td>
</tr>
<tr>
<td>-----------------------------------------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>St Leonard’s Adventurous Playspace</td>
<td>THL10</td>
</tr>
<tr>
<td>Perring Community Garden</td>
<td>THL12</td>
</tr>
<tr>
<td>Disused railway, Bow</td>
<td>THL13</td>
</tr>
<tr>
<td>Hermitage Basin</td>
<td>THL14</td>
</tr>
<tr>
<td>St Katharine’s Dock</td>
<td>THL15</td>
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<tr>
<td>St Dunstan’s Churchyard</td>
<td>THL16</td>
</tr>
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<td>St Anne’s Churchyard, Limehouse</td>
<td>THL17</td>
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<tr>
<td>Wellclose Street Rough</td>
<td>THL18</td>
</tr>
<tr>
<td>St Paul’s Churchyard, Shadwell (proposed designation)</td>
<td>THL19</td>
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<tr>
<td>All Saints Churchyard, Poplar (proposed designation)</td>
<td>THL20</td>
</tr>
<tr>
<td>Poplar Park and St Matthias Old Churchyard (proposed designation)</td>
<td>THL21</td>
</tr>
<tr>
<td>Millwall Park (proposed designation)</td>
<td>THL22</td>
</tr>
<tr>
<td>Cyril Jackson School Nature Area (proposed designation)</td>
<td>THL23</td>
</tr>
<tr>
<td>St Luke’s C of E Primary School Wild Area (proposed designation)</td>
<td>THL24</td>
</tr>
<tr>
<td>Aberfeldy Millennium Green (proposed designation)</td>
<td>THL25</td>
</tr>
<tr>
<td>Robin Hood Gardens (proposed designation)</td>
<td>THL26</td>
</tr>
<tr>
<td>Meath Gardens (proposed designation)</td>
<td>THL27</td>
</tr>
<tr>
<td>Ropemakers Field (proposed designation)</td>
<td>THL28</td>
</tr>
<tr>
<td>St Bartholomew’s Gardens (proposed designation)</td>
<td>THL29</td>
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</table>
Schedule 10
Strategic Walkways and Tower Hamlets Cycle Network Map

Strategic Walkway - CP36
Tower Hamlets Cycle Network - CP43
- Proposed Cycle Route
- Strategic Cycle Route
- London Cycle Network Plus
- Borough Boundary

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London Borough of Tower Hamlets LA100019288
### Schedule 11: Road Safeguarding

The following table lists road safeguarding locations throughout the Borough. The Map ID numbers correlates with the numbers on the Road Safeguarding Map.

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Road</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Blackwall Way</td>
<td>Blackwall Way, E14 - East side Between Baffin Way and Yabsley Street</td>
</tr>
<tr>
<td>2</td>
<td>Brick Lane</td>
<td>Brick Lane, E1 - East side Opposite Fournier Street</td>
</tr>
<tr>
<td>3</td>
<td>Cable Street</td>
<td>Cable Street, E1 - South side Between Shadwell FS and Twine Court</td>
</tr>
<tr>
<td>4</td>
<td>Calvin Street</td>
<td>Calvin Street, E1 - South side South east corner with Jerome Street</td>
</tr>
<tr>
<td>5</td>
<td>Campbell Road</td>
<td>Campbell Road, E3 - South west side 50 metres south from Arnold Road</td>
</tr>
<tr>
<td>6</td>
<td>Cleveland Way</td>
<td>Cleveland Way, E1 - Both sides Junction with Cephas Street</td>
</tr>
<tr>
<td>7</td>
<td>Ellen Street</td>
<td>Ellen Street, E1 - North side 10 metres from Back Church Lane</td>
</tr>
<tr>
<td>8</td>
<td>Glamis Road</td>
<td>Glamis Road, E1 - East side Central 40 metre length</td>
</tr>
<tr>
<td>9</td>
<td>Goodman's Stile</td>
<td>Goodman's Stile, E1 - South side 50 metres from Commercial Road</td>
</tr>
<tr>
<td>10</td>
<td>Gunthorpe Street</td>
<td>Gunthorpe Street, E1 - South west side 60 metres from Wentworth Street</td>
</tr>
<tr>
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<td>Old Castle Street</td>
<td>Old Castle Street, E1 - North east side 20 metres from Wentworth Street</td>
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<tr>
<td>12</td>
<td>Old Ford Road</td>
<td>Old Ford Road, E3 - North west side Between Empire Wharf and Gunmakers Lane</td>
</tr>
<tr>
<td>13</td>
<td>Old Ford Road</td>
<td>Old Ford Road, E3 North west side 50 metres across Skew Bridge</td>
</tr>
<tr>
<td>Map ID</td>
<td>Road</td>
<td>Location</td>
</tr>
<tr>
<td>--------</td>
<td>---------------------</td>
<td>--------------------------------------------------------------------------</td>
</tr>
<tr>
<td>14</td>
<td>Old Montague Street</td>
<td>Old Montague Street, E1 - South east side Between Greatorex Street and Davenant Street</td>
</tr>
<tr>
<td>15</td>
<td>Pritchards Road</td>
<td>Pritchards Road, E2 - West side Between Hackney Road and Coate Street</td>
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<tr>
<td>16</td>
<td>Roman Road</td>
<td>Roman Road, E1 - South side 40 metres either side of Globe Road</td>
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<tr>
<td>17</td>
<td>Sidney Street</td>
<td>Sidney Street, E1 - West side 55 metres south from Raven Row</td>
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<tr>
<td>18</td>
<td>Sidney Street</td>
<td>Sidney Street, E1 - North east corner Junction with Stepney Way</td>
</tr>
<tr>
<td>19</td>
<td>Talwin Street</td>
<td>Talwin Street, E3 - Both sides Between William Guy Gardens and Devons Road</td>
</tr>
<tr>
<td>20</td>
<td>Tench Street</td>
<td>Tench Street, E1 - South east side North west corner of Wapping Gardens</td>
</tr>
<tr>
<td>21</td>
<td>Vallance Road</td>
<td>Vallance Road, E1 - Both sides 70 metres north from Lomas Street</td>
</tr>
<tr>
<td>22</td>
<td>Vallance Road</td>
<td>Vallance Road, E1 - West side Between Old Montague Street and Whitechapel Road</td>
</tr>
<tr>
<td>23</td>
<td>Westferry Road</td>
<td>Westferry Road, E14 - Old GLC widening Line from Heron Quay roundabout to approximately 200 metres south of Dockers Tanner Road</td>
</tr>
<tr>
<td>24</td>
<td>Willis Street</td>
<td>Willis Street, E14 - North side 12 metres over DLR Bridge</td>
</tr>
</tbody>
</table>
**Schedule 13: Locally Listed Buildings**

The following table identifies all the Locally Listed Buildings within the Borough.

<table>
<thead>
<tr>
<th>ID</th>
<th>Street No</th>
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<td>Approach Road</td>
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<td>42 - 49</td>
<td>Arbour Square</td>
</tr>
<tr>
<td>3</td>
<td>30 - 40</td>
<td>Artillery Lane</td>
</tr>
<tr>
<td>4</td>
<td>44, 46 &amp; 48</td>
<td>Artillery Lane</td>
</tr>
<tr>
<td>5</td>
<td>50</td>
<td>Artillery Lane</td>
</tr>
<tr>
<td>6</td>
<td>11</td>
<td>Artillery Passage</td>
</tr>
<tr>
<td>7</td>
<td>12 &amp; 12a</td>
<td>Artillery Passage</td>
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<tr>
<td>8</td>
<td>37, 39, 41 &amp; 43</td>
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<td>9</td>
<td>46 &amp; 48</td>
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<td>24 - 38</td>
<td>Barnes Street</td>
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<td>47 - 55</td>
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<td>42-50</td>
<td>Blondin Street</td>
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</tr>
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<td>Street No</td>
<td>Street Name</td>
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<tr>
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<tr>
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<td>24</td>
<td>Boundary Wall to Forecourt of 48 - 56</td>
<td>Bow Road</td>
</tr>
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<td>Former Poplar Town Hall</td>
<td>Bow Road</td>
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### Schedule 14: Conservation Areas

The table below identifies the Conservation Areas within the Borough. The Map ID numbers correspond to the numbers on the Conservation Areas Map.

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<tr>
<td>43</td>
<td>Langdon Park</td>
</tr>
<tr>
<td>44</td>
<td>Wentworth Street</td>
</tr>
<tr>
<td>45</td>
<td>St Frideswide's</td>
</tr>
<tr>
<td>46</td>
<td>Myrdle Street</td>
</tr>
<tr>
<td>47</td>
<td>Lansbury</td>
</tr>
<tr>
<td>48</td>
<td>Whitechapel Market</td>
</tr>
<tr>
<td>49</td>
<td>Balfron Tower</td>
</tr>
<tr>
<td>50</td>
<td>Whitechapel High Street</td>
</tr>
</tbody>
</table>
### Schedule 15: Strategic Views

The table below identifies the Strategic Views that cross the Borough. This includes the name and type of the Strategic Views and the method of assessment used for their protection.

<table>
<thead>
<tr>
<th>View Name</th>
<th>View Type</th>
<th>Method of protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenwich Park: the General Wolfe statue – orientation board overlooking the Queens House</td>
<td>London Panorama</td>
<td>Geometric Definition</td>
</tr>
<tr>
<td>Greenwich Park: the General Wolfe statue – north east of the statue</td>
<td>London Panorama</td>
<td>Geometric Definition</td>
</tr>
<tr>
<td>Westminster Pier: close to orientation plague</td>
<td>Linear View</td>
<td>Geometric Definition</td>
</tr>
<tr>
<td>King Henry’s Mound: the viewing point</td>
<td>Linear View</td>
<td>Geometric Definition</td>
</tr>
<tr>
<td>London Bridge prospect: the downstream pavement – at the centre of the bridge</td>
<td>River Prospect</td>
<td>Qualitative Visual Assessment</td>
</tr>
<tr>
<td>London Bridge prospect: the downstream pavement – close to the Southwark Bridge</td>
<td>River Prospect</td>
<td>Qualitative Visual Assessment</td>
</tr>
<tr>
<td>Waterloo Bridge prospect: the downstream pavement – crossing the City Westminster bank</td>
<td>River Prospect</td>
<td>Qualitative Visual Assessment</td>
</tr>
<tr>
<td>Waterloo Bridge prospect: the downstream pavement – at the centre of the bridge</td>
<td>River Prospect</td>
<td>Qualitative Visual Assessment</td>
</tr>
<tr>
<td>View Name</td>
<td>View Type</td>
<td>Method of protection</td>
</tr>
<tr>
<td>--------------------------------------------------------------------------</td>
<td>-----------------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>The South Bank: outside the National Theatre – axial to Somerset House</td>
<td>River Prospect</td>
<td>Qualitative Visual Assessment</td>
</tr>
<tr>
<td>Island Gardens, opposite the Royal Naval Hospital – on the axis of the Queen’s House.</td>
<td>Townscape View</td>
<td>Qualitative Visual Assessment</td>
</tr>
<tr>
<td>Island Gardens, opposite the Royal Naval Hospital – at the orientation board.</td>
<td>Townscape View</td>
<td>Qualitative Visual Assessment</td>
</tr>
<tr>
<td>City Hall: the public terraces and Queen’s walk – at the foot of the pathway for Potter’s Fields</td>
<td>Townscape View</td>
<td>Qualitative Visual Assessment</td>
</tr>
<tr>
<td>City Hall: the public terraces and Queen’s walk – entering the amphitheatre west of the City Hall.</td>
<td>Townscape View</td>
<td>Qualitative Visual Assessment</td>
</tr>
</tbody>
</table>
Schedule 16: Local Views

The table below identifies Local Landmarks of which views from publicly accessible places should be protected. The location of these landmarks are identified on the Local Landmarks Map.

<table>
<thead>
<tr>
<th>No.</th>
<th>Local Landmarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>St Anne’s Church, Limehouse</td>
</tr>
<tr>
<td>2</td>
<td>Tower of London</td>
</tr>
<tr>
<td>3</td>
<td>Tower Bridge and elevated walkway</td>
</tr>
<tr>
<td>4</td>
<td>All Saints Church, Poplar</td>
</tr>
<tr>
<td>5</td>
<td>St Paul’s Church, Shadwell</td>
</tr>
<tr>
<td>6</td>
<td>St George in the East</td>
</tr>
<tr>
<td>7</td>
<td>Christ Church, Spitalfields</td>
</tr>
<tr>
<td>8</td>
<td>St Dunstan’s Church, Stepney</td>
</tr>
<tr>
<td>9</td>
<td>Truman’s Brewery Chimney, Brick Lane</td>
</tr>
<tr>
<td>10</td>
<td>Keeling House, Bethnal Green</td>
</tr>
<tr>
<td>11</td>
<td>St John’s Church, Bethnal Green</td>
</tr>
<tr>
<td>12</td>
<td>Bow Church, Bow</td>
</tr>
</tbody>
</table>
Schedule 17: Housing Trajectory

The diagram illustrates the housing trajectory from 1997 to 2016. It shows the total completions of housing provision and the target housing provision for each financial year. The graph includes:

- Total completions of housing provision, with estimates shown in red.
- Target housing provision.
- Overall cumulative housing total from 1997 to 2016.
- Target cumulative housing total from 1997 to 2016.

The data points show an increasing trend in both total completions and target provision over the years, reflecting the planned and actual housing developments.
<table>
<thead>
<tr>
<th>Language</th>
<th>Translation</th>
</tr>
</thead>
<tbody>
<tr>
<td>English</td>
<td>For free translation phone</td>
</tr>
<tr>
<td>Arabic</td>
<td>للترجمة المجانية الرجاء الاتصال هاتفياً.</td>
</tr>
<tr>
<td>Chinese</td>
<td>欲索取免费译本，请致电。</td>
</tr>
<tr>
<td>French</td>
<td>Pour une traduction gratuite, téléphonez</td>
</tr>
<tr>
<td>Hindi</td>
<td>मुफ्त अनुवाद के लिए फोन कीजिए।</td>
</tr>
<tr>
<td>Malayalam</td>
<td>സ്വാതന്ത്ര്യത്തിലെ സമസ്യയ്ക്കും പ്രവൃത്തി.</td>
</tr>
<tr>
<td>Somali</td>
<td>Turjubaan lacag la’aan ah ka soo wac telefoonka.</td>
</tr>
<tr>
<td>Portuguese</td>
<td>Para uma tradução grátis, telefone.</td>
</tr>
<tr>
<td>Bengali/Sylheti</td>
<td>বিনাখেতে অনুবাদের জন্য টেলিফোন করুন</td>
</tr>
<tr>
<td>Gujarati</td>
<td>મહત્તા ભાષાની માત્રી કરો.</td>
</tr>
<tr>
<td>Punjabi</td>
<td>ਪੰਜਾਬੀ ਸ਼ਾਸਤਰ ਲਿਖੀ ਇਲਾਵਾ ਵਧੇ।</td>
</tr>
<tr>
<td>Urdu</td>
<td>مفت ترجمہ کے لئے لین لین کیمیا۔</td>
</tr>
<tr>
<td>Serbo-Croat</td>
<td>Za besplatne prevode pozovite</td>
</tr>
<tr>
<td>Spanish</td>
<td>Para obtener una traducción telefónica gratuita llame al:</td>
</tr>
<tr>
<td>Russian</td>
<td>Перевод – бесплатно. Звоните.</td>
</tr>
<tr>
<td>Albanian</td>
<td>Për një përkthim falas telefononi.</td>
</tr>
<tr>
<td>Tamil</td>
<td>தியாக அனுபவதை தெரிய வில்லையே நம்பு.</td>
</tr>
<tr>
<td>Greek</td>
<td>Για δωρεάν μετάφραση, τηλεφωνήστε.</td>
</tr>
<tr>
<td>Turkish</td>
<td>Ücretsiz çeviri için telefon edin.</td>
</tr>
<tr>
<td>Vietnamese</td>
<td>Điện thoại để được thông dịch miễn phí.</td>
</tr>
<tr>
<td>Kurdish</td>
<td>بیو وەرگەرەن (تەرجمەکردن) بە خۆرایە. تە لەفۆن بەکە.</td>
</tr>
<tr>
<td>Lithuanian</td>
<td>Del nemokamo vertimo skambinkinte</td>
</tr>
<tr>
<td>Polish</td>
<td>Po bezplatne tłumaczenia prosimy dzwonic</td>
</tr>
</tbody>
</table>

Also available in audio, large print or braille, phone

**020 8430 6291**

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